

OFFICE OF THE PRESIDENT

December 16, 2016

Ms. Barbara Alfano, Regional Brownfields Coordinator Environmental Protection Agency Region 4 Atlanta Federal Center 61 Forsyth Street Atlanta, Georgia 30303

RE: Anderson University, Anderson, South Carolina EPA Brownfields Cleanup Grant/ Hazardous Funding Seabrook Building / Former Pro-Weave Site

Dear Ms. Alfano:

Anderson University is please to submit an application for the cleanup of the Seabrook Building / Former Pro-Weave Site that the University owns. We acquired this property after performing a Phase I Environmental Site Assessment and entering into Voluntary Cleanup Contract 12-6140-NRP with the South Carolina Department of Health and Environmental Control (SCDHEC). We have been fortunate to work with Angela Gorman, our project manager with SCDHEC, and Bob Rosen of US EPA Region 4 to accomplish a Phase II Environmental Site Assessment, an Asbestos Survey, and an Analysis of Brownfields Cleanup Alternatives. Our plans are to redevelop this property for a discovery/educational center for our Rocky River Conservation Project. This site is in the center of a "city swamp" preservation project on the Rocky River. We are partnering with the Rocky River Conservancy, the City of Anderson, Anderson County, Anderson Economic Development, Upstate Forever, and the South Carolina Conservation Bank to accomplish our goal.

a. Applicant Identification: Anderson University

316 Boulevard

Anderson, South Carolina 29621

b. Funding Requested:

i) Grant Type: Cleanup Grant

ii) Federal Funds Requested: \$200,000/ no cost share waiver requested

iii) Contamination: Hazardous Substances

c. Location: The site itself is located in the County of Anderson, South Carolina; however, the City of Anderson surrounds the whole property. The City is planning to annex the property.

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d. Property Information: Seabrook Building/ Former Pro Weave Site 821 Williamston Road Anderson, South Carolina 29621

e. Contacts:

i) Project Director:

Dean Woods
Vice President For Principal Gifts and
Special Assistant to the President

Anderson University 316 Boulevard

Anderson, South Carolina 29621

Phone: 864-231-2068 Fax: 864-231-2004

Email: <u>DWoods@AndersonUniversity.edu</u>

ii) Chief Executive:

Evans P. Whitaker, Ph.D. President

riesident

Anderson University 316 Boulevard

Anderson, South Carolina 29621

Phone: 864-231-2100 Fax: 864-231-7576

Email: ewhitaker@andersonuniversity.edu

f. Population:

1) Anderson University is not a jurisdiction. It is a non-profit.

- 2) 26,798 in City of Anderson; 189,763 in County of Anderson, ACS 2014 5-year estimate data, Census.gov, Retrieved from www.census.gov in October 2016
- 3) The site is not located within a county experiencing "persistent poverty."
- g. Other Factors Checklist: Attached
- h. Letter from the State: Attached

We greatly appreciate your consideration of our application. If there are any questions, please contact me at 864-231-2100 or ewhitaker@andersonuniversity.edu.

Very truly yours,

Evans P. Whitaker, Ph.D.

Evans P. Shritaker

President

NARRATIVE PROPOSAL/RANKING CRITERIA

1. COMMUNITY NEED

1.a. Target Community and Brownfields

1.a.i. Community and Target Area Descriptions

The City of Anderson is a small community with a population under 27,000 individuals (2014 ACS US Census) in the Upstate region of South Carolina along Interstate 85. The arrival to the region of the Pelzer Manufacturing Company and the railroad in the late 1880s resulted in significant economic growth and the development of many textile mills. Anderson was one of the first in the Southeastern United States to have electricity, which was provided by a hydroelectric plant on the Rocky River built in 1895. Anderson's economy was historically based on the textile industry and a manufacturing sector connected to the region's automotive industry cluster, including companies producing automotive products, metal parts, industrial machinery, plastics and textiles.

Anderson is also the home of Anderson University, a private university of nearly 3,500 undergraduate and graduate students. Founded in 1911 as a four-year woman's college, the University is now the second largest private college in South Carolina serving both men and women – offering a diverse curriculum of bachelor, masters and doctorate-level degree programs. The university has long history of giving back to the community.

In keeping with this tradition, Anderson University has undertaken the revitalization of the wetlands property adjoining its campus in the targeted brownfields area. The Rocky River has a long history of abuse, including contamination from adjacent industries and the channelization of the river in the 1980's, which separated it from the surrounding wetlands leading to degradation of these vital ecosystems. The University's plan to restore the wetlands area can ultimately play a significant role in improving water quality in the Rocky River.

The Former Pro Weave Property (sometimes called the Seabrook Mill by locals) was a textile manufacturing business for many decades and sits in the middle of the wetlands park project. Anderson University's Wetlands Park Master Plan identified the site as the ideal location for a visitor and wetlands education center. The site was sold to Anderson University in 2012 for a nominal sum in order to include the property in the growing wetlands park project. The property provides a scenic view of the swamp and space for a public access area. In addition to bordering the wetlands, the site is also bordered by commercial and industrial properties to the east with lower-income residential properties, including a federal housing complex, nearby. The City of Anderson also contains a significant concentration of other, similar brownfields properties. Many of these buildings are former mills – relics of Anderson's manufacturing past.

1.a.ii. Demographic Information and Indicators of Need

While much of the surrounding region has continued to grow based on the strength of the automotive manufacturing industry cluster, the City of Anderson has been left behind in many respects. Poverty rates have nearly doubled from 11.4% in 1990 to 18.7% in 2010, and the city has a significantly lower per capita income (\$18,974 vs. \$22,216) and higher number of families with children below the poverty level (38.5% vs 20.9%) than Anderson County as a whole (US Census ACS 2014). In addition, the city has an extremely low home ownership rate (50% vs. 72.4%) compared to the county (US Census ACS 2014). As indicated from the US Census data in the table below, nearly 40% of the families with children live below the poverty level and median household incomes are less than 70% of those in the county and state. Sensitive populations include a higher concentration of women of child bearing age (40.7% vs. 36.2%) and

the elderly (18.8% vs 16.1%) when compared with the county. The City of Anderson has more than double the concentration of African Americans than the county (35.9% vs. 16.4%).

City of Anderson, South Carolina

ACS 2014 5-year estimate data, Census.gov October 2016

Demographic	City of Anderson	Anderson County	South Carolina	United States		
Social Statistics						
Population	26,798	189,763	4,727,273	314,107,084		
Percent Minority (Alone)	39.5	19.8	32.8	26.2		
Percent African-American (Alone)	35.9	16.4	27.6	12.6		
Percent Hispanic (Alone)	4.0	3.2	5.3	16.9		
Percent Children (5 -under)	6.9	6.1	6.3	6.4		
Percent Elderly (65-over)	18.8	16.1	14.7	13.7		
Percent Women of Child Bearing Age	40.7	36.2	38.4	39.4		
High School Graduate or Higher	77.8	82.0	85.0	86.3		
Bachelor Degree	22.6	19.2	25.3	29.3		
Economic Statistics						
Individuals Below Poverty Level	27.5	16.8	18.3	15.6		
Families with Children Below Poverty (under age 18)	38.5	20.9	22.4	18.1		
Per Capita Income	\$18,974	\$22,216	\$24,222	\$28,555		
Median Household Income	\$28,987	\$41,822	\$45,033	\$53,482		
Unemployment Rate	12.1	10.2	10.6	9.2		
Median Home Value	\$122,200	\$124,500	\$137,600	\$175,700		
Percent Vacant Homes	15.6	13.4	16.9	12.5		
Percent Rental Homes	50.0	27.6	31.4	35.6		

1.a.iii. Brownfields and Their Impacts

The Former Pro Weave Property is the site of a sprawling, mostly metal structure with several additions such as office space and a mobile home. It includes an approximately 28,900-square-foot warehouse and an approximate 950-square foot house. The site was operated as an industrial property since before 1965. The structure was most recently occupied by Pro Weave, LLC but is currently unoccupied. Textile machinery, forklifts and various machinery, boxes and containers remain in the buildings. In 2015, a fire – likely caused by homeless individuals taking shelter in the winter months – burned throughout all portions of these buildings causing a partial building collapse. Phase I and Phase II Environmental Site Assessments have identified numerous harmful contaminants in both the groundwater and soil, including arsenic, hexavalent chromium, various other metals, naphthalene, ethylbenzene, benzo(a)pyrene, bis(2-ethyl hexyl) phthalate, m+p-xylenes, 2-methylnaphthalene, dieldrin, and asbestos.

Lower-income housing is located approximately 300 yards to the southwest of the site, and Fairview Gardens – a Section 8 federal housing complex – is about 500 yards away along Williamston Road. Residents at these locations are impacted by the nearby blighted property. Health indicators suggest elevated levels of asthma and certain types of cancer among these populations which may be exacerbated by the environmental contamination from sites like the Former Pro Weave Property.

The Former Pro Weave Property is contiguous with the 400+ acres of wetlands currently being developed into a park and recreational space for the community by Anderson University. Environmental investigations indicate that contamination from this site may have spread into the wetlands, negatively impacting its ecology. Additional environmental damage may occur to the species that occupy this sensitive habitat if the source of those contaminants is not removed. The

long-term plans call for the property to be turned into a visitor's center, trailhead and environmental education facility.

There are other industrial properties in the area with similar environmental issues. Anderson County recently cleaned up the Riverside Mill property - a 30 acre site north of the wetland area. Anderson University has been in discussions with the county about donating this site to the growing wetlands park project. The privately-owned Old Anderson Mill property is a partially demolished brownfield site, whose contamination has been confirmed by an environmental assessment. Another former automobile repair site is located across the street from the Former Pro Weave Property. Pelzer owns two mill properties and a disposal area that are being cleaning up using EPA grant funds and SCDHEC's Brownfields Cleanup Revolving Loan Fund. Anderson County is cleaning up another site – the Toxaway Mill. Other nearby brownfields include Orr-Lyon Mill – a former cotton mill – and Appleton Mill. Additional old mill properties exist in neighboring towns such as Pendleton and Honea Path. Collectively, these brownfields properties represent a significant environmental concern for residents and a barrier for economic development and industrial recruitment.

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts

The Former Pro Weave Property blights one of the major entryways into the City of Anderson. The vacant and burned out structure on this vital thoroughfare hinders redevelopment and economic revitalization in the region. Both the City of Anderson and Anderson County have recognized the economic development liability of the property in its current state and are committed to its redevelopment in order to enhance the marketability of the surrounding properties. The channelization of the river and separation of the river from the wetlands have undermined the potential for water quality improvement by the wetlands ecosystem. These water quality issues have impacted the welfare of the target community by limiting the recreational use of the river downstream due to high bacteria concentrations.

While there is an hourly bus on the "blue line" provided by Anderson's transit services, there is no direct or speedy route downtown from the low-income neighborhoods. Additional transportation mode options are needed to improve accessibility to services and community services for the low-income neighborhoods near the Former Pro Weave Property.

There are also safety concerns related to the property – vandalism, trespassers and fire create an unsafe environment for the larger community.

1.b.ii. Cumulative Environmental Issues

The Rocky River waterway and the Anderson wetlands area have long been subject to negative environmental impact from industry throughout the region's industrial past and neglect. In addition, stormwater runoff in the waterway has resulted in high levels of sediment and bacteria in the Rocky River – damaging aquatic life and limiting recreational uses for the community for over a decade. The watershed receives stormwater runoff from over 30,000 acres with little stormwater controls in place due to the urbanization of the surrounding region prior to the establishment of modern stormwater control requirements. As a result, the South Carolina Department of Health and Environmental Control (DHEC) developed a Total Maximum Daily Load (TMDL) for bacteria in the Rocky River in 2004 because of bacteria impairment to recreational use. Additionally, high turbidity levels from excessive sedimentation during stormwater runoff impairs the health of aquatic life in the river. These conditions have disrupted the wetlands area's normal hydrologic functions, including its natural ability to filtrate and attenuate pollutants to improve water quality throughout the watershed. Wetlands areas are

known to remove 80% of suspended solids and 70% of bacteria from urban waterways. The Rocky River was on the 2010 303d list for impaired waters in South Carolina, and the river still does not support recreational uses.

As detailed in section 1.a, Anderson has a long history of industrial and textile manufacturing operations. Homefacts identifies seven brownfields in the area and 22 registered polluters near to Anderson (http://www.homefacts.com/city/South-Carolina/Anderson-County/Anderson.html). The site also lists 24 superfund sites and 159 tanks and spills. The EPA Environmental Justice Screening tool indicates the census block group containing the Former Pro Weave Property (450070123002) has an elevated level of National-Scale Air Toxics Assessment (NATA) air toxics cancer risk (84 percentile in South Carolina), lead paint indicator (84 percentile), NATA respiratory hazard index (79 percentile), particulate matter (82 percentile), ozone (77 percentile), NATA diesel particulate matter (77 percentile), and water discharger proximity (68 percentile) (https://ejscreen.epa.gov, Accessed November 30, 2016).

1.b.iii. Cumulative Public Health Impacts

There are signs of frequent trespass at the Former Pro Weave Property. These individuals are at risk to exposure to known environmental contaminants and potential injury from the dilapidated and burned-out structures. A single inhalation exposure to friable asbestos-containing materials can cause mesothelioma, and inhalation or ingestion of chromium, naphthalene, or arsenic can cause cancer or organ damage. The property and the other cumulative sources of environmental issues may also be negatively impacting the health of nearby residents. The Zip Code 29621 (the Zip Code in which the building is located) has a statistically-significantly higher incidence level of some types of cancers than the state as a whole, including Thyroid, Myeloma, Brain & Other Nervous System, and Stomach for the years 2009-2013 (Central Cancer Registry, South Carolina Department of Health and Environmental Control, November 2016). In addition, the Zip Code 29621 has higher level of in patient hospitalizations and emergency department visits due to asthma than Anderson County as a whole (see table below).

Quarter 4 2015 SC HOSPITALIZATIONS AND EMERGENCY DEPT. VISITS WITH A PRIMARY DIAGNOSIS OF ASTHMA

Residence	In Patient Number	In Patient Rate*	Emergency Department Number	Emergency Department Rate*
Zip Code 29621	22	80.48	117	428.02
Anderson County	103	52.90	534	274.28

*Rates Expressed per 100,000 population – Provided SC Revenue & Fiscal Affairs Office Health and Demographics Section; November 15, 2016

As noted previously, the EJSCREEN Report for the census block containing the property indicates significantly elevated levels for NATA air toxics cancer risk and respiratory hazards index indicating that the nearby low-income residents at the federal housing complex are at risk for cancer and asthma-related ailments. These types of public health concerns disproportionately impact the City of Anderson's sensitive populations, including women of child bearing age and the elderly. A 2012 Community Health Needs Assessment conducted by AnMed Health – the hospital system located in the City of Anderson – identified cancer as the leading cause of death for both adults and children in Anderson County, citing a cancer rate that surpasses both state and national incidence averages (http://www.anmedhealth.org/Portals/16/

<u>AnMedHealthCHNA.pdf</u>), with lung and colorectal cancers being of particular concern. Another top concern is the prevalence of asthma in children, cited as the second most common chronic condition seen in emergency departments in Anderson. Additionally, individuals using the Rocky River for recreation are at risk for illness from bacterial infections.

1.c. Financial Need

1.c.i. Economic Conditions

While Anderson University has undertaken this wetlands revitalization effort to benefit the community, the project is beyond the scope and primary mission of the educational institution. As a private institution, the University relies on mostly tuition and donations for revenue, and the majority of the University's funding must go to achieve its nonprofit mission of collegiate education. The project's genesis was the donation of the original wetlands property, and we have received some donations for trail development and wetland restoration instead of environmental cleanup. Therefore, new sources of funding are needed to see this project through and tackle the environmental issues associated with the Former Pro Weave Property.

The City of Anderson is a small community of under 27,000 individuals with a high poverty rate (18.7%) and a median household income that is less than 65% of the state average. Countywide, 25% of the workforce are in the traditionally low-wage industries of retail trade, accommodation and food services, while higher-paying manufacturing employment dropped from 29% of total employment in 2000 - the largest of any sector - to only 20% in 2010 (2010 Anderson County Workers by Industry Sector, SC Department of Employment and Workforce). The sheer number of brownfields properties in the area – mostly former mill properties whose closure has left vacant and blighted industrial facilities behind – make it difficult to address their cleanup. The community as a whole lacks the resources to address the environmental issues at this site.

1.c.ii. Economic Effects of Brownfields

The presence of brownfields in and near the City of Anderson has a negative effect on the city's economic condition. As the manufacturing employment at these brownfield sites disappeared, the economic well-being of the Anderson residents suffered. More than one out of every four City of Anderson residents live below the poverty level (27.5% vs. 16.3% for Anderson County). Per capita income is \$18,974 versus \$24,222 for the state as a whole, and the percentage of rental homes is 50% versus 31% for all of South Carolina. Unemployment is also higher than both county and state figures.

Additionally, the presence of a significant number of brownfields in the area around the wetlands provide a drag on economic development and business recruitment and potentially contribute to the environmental degradation of the Rocky River waterway. The Former Pro Weave Property is on a major entryway to the City of Anderson. Blight on this entryway can lead to loss of business and impair efforts to recruit new businesses to the area. Cleaning up the site will remove blight and better showcase the city. At the same time, contamination and high turbidity levels impair aquatic life and can ultimately lead to a degraded ecosystem and less wildlife for enjoyment along the river and wetlands – limiting plans by the community to capitalize on natural resource tourism opportunities and recreational activity.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a. Project Description

2.a.i. Existing Conditions

The Former Pro Weave Property is the site of a sprawling 28,900-square-foot, mostly metal structure with several additions such as office space and a mobile home. The 2.51 acre site was operated as an industrial property since before 1965 – the oldest available aerial photograph depicts portions of the current building on the property at that time. The structure was most recently occupied by Pro Weave, LLC but is currently unoccupied. Pro Weave acquired the property from Cordes Seabrook in 2006, and Juno Investors owned the site from 1976 to 2005.

Prior to 1976, the site was owned by various individuals. Textile machinery, forklifts and various machinery, boxes and containers remain in the buildings. In 2015, a fire – likely caused by homeless individuals taking shelter in the winter months – burned throughout all portions of these buildings causing a partial building collapse.

The Former Pro Weave Property is contaminated with solvents, lubricants and various products typically used in the textile industry as well as suspected contamination from oil-fired boilers that may have previously been in use at the site. Various contaminants have been detected during soil and groundwater testing including:

- Ethylbenzene, benzo(a)pyrene, naphthalene, arsenic, hexavalent chromium, and several additional metals (barium, copper, lead, iron, mercury, and thallium) from soil samples taken throughout the property
- Ethylbenzene, m+p-xylenes, 2-methylnaphthalene, naphthalene, dieldrin, arsenic, cobalt, iron, lead, and manganese from groundwater samples
- Asbestos Containing Materials (ACM)

In addition, sediment samples collected from the wetland area located west of the buildings identified Bis(2-ethyl hexyl) phthalate, hexavalent chromium, and several additional metals (copper, lead, nickel, and zinc) – indicated that contaminants from the site may have leached into the sensitive wetlands habitat.

2.a.ii. Proposed Cleanup Plan

Tetra Tech prepared an Analysis of Brownfields Cleanup Alternatives (ABCA) for the Former Pro Weave Property with funding from the EPA (Contract N. EP-S4-14-03) via a Targeted Brownfields Assessment (TBA) awarded to Anderson University. Based on this report, Anderson University intends to implement the following cleanup measures:

- Removal and disposal of Asbestos Containing Materials (ACM).
- Excavate and dispose of soil to address the lead, hexavalent chromium, and ethylbenzene contamination.

Friable ACM at the site includes popcorn ceiling texture, drywall and joint compound located in the house, mobile home, and offices on the first and second floors of the warehouse. These must be removed before demolition by a State Licensed Asbestos Contractor. Additional non-friable ACM, such as floor tiles, window caulk, and roofing materials, may also be removed prior to demolition. A National Emissions Standard for Hazardous Air Pollutants (NESHAP) report was prepared for this site by Tetra Tech in 2016. Organic and inorganic contamination at the property, including lead and hexavalent chromium below the warehouse floor and ethylbenzene west of the on-site mobile home, will be remediated through limited soil excavation after the demolition of the onsite buildings.

2.a.iii. Alignment with Revitalization Plans

The university acquired properties for a wetlands park through the generous donations of land by community residents. Over the past 5 years, Anderson University has worked with community groups through the newly-formed Rocky River Conservancy – a citizen-led nonprofit group – to develop a Master Plan for the park, build a network of trails, re-hydrate portions of the wetlands previously neglected, and create public access to this community resource. Other partners include the City of Anderson, Anderson County and Upstate Forever – a conservation group. Altogether, the greenspace area may eventually include up to 400 acres that encompasses wetland areas, open water for canoeing and kayaking, walking and biking trails and a planned discovery center and wetland environment education facility.

Cleaning up the Former Pro Weave Property will fit within the target community's revitalization plan to create an extensive and protected wetlands park area. The site is located in the middle of the planned park area, and the Rocky River Master Plan calls for the creation of a visitor center and wetlands education facility on the site. The Former Pro Weave Property provides an ideal location for trailhead access to the 400+ acres of wetlands with a scenic view of the swamp area. The Rocky River Master Plan recommends making the site a central location for visitors to access the park. The visitor center and education facility will make use of existing infrastructure, such as existing utility hookups for power, water, and sewage.

The City of Anderson's 2008 Greenway and Trail Plan includes the development and expansion of trails within the City. The wetlands park will provide additional facilities and linkages to the City's trails – creating a trail network that will connect the university, the local hospital, the YMCA project center, and four area schools. This will provide alternative transportation options for residents who will be able to walk or bike these paths.

The project also aligns with Anderson County's 2016 Comprehensive Plan. That document calls for building partnerships for reducing impairments to water quality, connecting with citizens to enhance natural resource protection efforts, protecting the areas wetlands, expanding public awareness about wetland benefits, promoting natural resource tourism, and increasing access to recreation and natural resource opportunities. All of these initiatives will be furthered through the development of the wetlands park. The County also recently finished its *Green Infrastructure Plan 2016*. This document outlines its plan for protecting and preserving the County's waterways, forests, farmlands and historical/cultural resources, including the Rocky River wetlands area in Anderson.

Local economic development organizations are working on cleaning up brownfields properties and turning them back to productive use – one may even be donated after cleanup to the wetlands park project. The university's efforts with the Former Pro Weave Property is part of a larger community effort to clean up these sites.

The project also directly incorporates equitable development and sustainable practices, such as increasing economic competitiveness by removing blight along a main entryway into the City of Anderson; valuing communities and neighborhoods by providing expanded greenspace and park access as well as wetland restoration and eventually the wetlands education center for residents; enhancing transportation options by providing new linkages to vital community locations; and leveraging federal investment by combining this grant with ample local fundraising for park development and wetlands restoration.

2.b. Task Descriptions and Budget Table

2.b.i. Task Descriptions

Grant funds will be used for Community Outreach, Cleanup Planning and Site Cleanup. Overall grant programmatic support will be provided by Anderson University as an in-kind contribution and a part of its match. All cost estimates are based on similar expenses incurred by the Greenville County Redevelopment Authority's Brownfields Cleanup Grant for Poe Mill.

<u>Task 1 – Project Management</u>: Anderson University will track project tasks, schedule and budget; oversee the work of the selected brownfields contractor; and report on project activities and accomplishments to stakeholders. The project manager will also attend relevant meetings, workshops and conferences sponsored by the EPA and/or SCDHEC. The anticipated level of effort required will be 100 hours of the project manager's time amounting to \$5,000 in cost (\$50/hour X 100 hours = \$5,000) and \$2,500 for travel to attend the training meetings and conferences. All \$7,500 expenses under the Project Management Task will be provided as in-

kind services and funding to serve as a part of Anderson University's match, and the work will be accomplished by the university's Project Manager and support staff. Outputs will include 12 Quarterly Reports, three annual Disadvantage Business Enterprise Utilization reports, and three Financial Status Reports.

<u>Task 2 – Community Outreach</u>: Anderson University will work closely with the Rocky River Conservancy – the citizen-led nonprofit organization coordinating regional stakeholders and volunteers to revitalize the wetlands park – to plan and conduct a series of stakeholder meetings for this grant effort. Anderson University will also distribute vital project information through local newspapers, radio and television media, postcards, and university social networking platforms. The \$15,000 budget for the contractor performing the community outreach includes:

- Developing a Community Involvement Plan (\$2,500)
- Facilitating 3-4 press events and public meetings to discuss project activities and cleanup results, specifically including a community meeting prior to cleanup start and after cleanup completion so that the community will be well informed as to what will occur on the site during cleanup, truck routes, etc. as well as the final results of the cleanup (\$8,500)
- Preparing and distributing project brochures, postcards and public notices (\$4,000) In addition, Anderson University will spend \$500 on printing costs to publish the brochures and postcards at their print shop and contribute 40 hours of Project Manager time to participate in and help coordinate the community meetings (\$50/hour X 40 hours = \$2,000). Total cost for Task 2 Community Outreach is \$17,500, and the work will be accomplished by subcontractors in conjunction with the University's Project Manager. Outputs will include one Community Involvement Plan, three to four community stakeholder meetings, and 500 project brochures, 250 postcards, and four public notices.

<u>Task 3 – Cleanup Planning</u>: Cleanup planning will include finalizing the ABCA document to include obtaining review and approval from EPA and SCDHEC Project Managers, placing the ABCA on a 30-day public review and comment period, preparing the Quality Assurance Project Plan for confirmation soil sampling, and negotiating and receiving the necessary regulatory approvals. Cleanup planning contractor costs are anticipated to include the following:

- Finalization of ABCA document, including incorporation of comments from public notice and regulatory review (\$4,000).
- Preparation of a Quality Assurance Project Plan (QAPP), and Health and Safety Plan (HASP) (\$5,500).
- Development of two sets of bid documents (RFPs) for site cleanup activities, evaluation of bids, calling references, coordination of a pre-bid onsite meeting and selection of contractors to include (\$9,500).

Anderson University will also contribute 20 hours of Project Manager time to review documents (\$50/hour X 20 hours = \$1,000). Total cost for Task 3 – Cleanup Planning is \$20,000, and the work will be accomplished by subcontractors in conjunction with oversight from the University's Project Manager. Outputs will include one ABCA, one QAPP, one HASP, and two sets of bid documents (ACM and soil).

<u>Task 4 – Site Cleanup</u>: Anderson University will use the majority of the grant funds for the actual site cleanup activities. Based on the Phase II ESAs of the property and the findings from the draft ABCA, contractor cleanup activities are estimated to be \$193,000 and include the following remedial activities:

- Removal and disposal of ACM (\$120,500), including:
 - o 1,478 square feet of multi-layered popcorn texture and joint compound on ceiling drywall and smooth ceiling drywall (\$6,650).
 - o 70 square feet of floor tiles (\$300).
 - O Windows with 40 linear feet of caulking (\$150).
 - o 16,200 square feet of roofing materials (\$113,400).
- Localized soil excavation (\$59,500), including excavation, disposal and clean backfill at \$150 per cubic yard (cyd) of soil. This includes \$29,250 for localized soil excavation below the warehouse floor (195 cyd), \$27,750 for localized soil excavation west of the mobile home (185 cyd), and \$2,500 for an environmental consultant to oversee the work of the removal contractor over a 2-day period of soil excavation and site restoration activities.
- After the soil excavation activities are completed, the contractor will conduct confirmation sampling for an estimated cost of \$7,000. This will include laboratory analyses for TAL metals, SVOCs and VOCs (\$5,000) and sample collection (\$2,000).
- At the conclusion of cleanup activities, the contractor will prepare a final report detailing all cleanup activities that will be submitted to EPA and DHEC (\$6,000).

Anderson University will also contribute 40 hours of Project Manager time to review documents, interface with contractor personnel performing the work and monitor progress (\$50/hour X 40 hours = \$2,000). Total cost for Task 4 – Site Cleanup is \$195,000, and the work will be accomplished by subcontractors with oversight from the University's Project Manager. Outputs will include one final Cleanup Report and a Certificate of Completion letter.

2.b.ii. Budget Table

In summary, the total cost of project activities is estimated to be \$240,000. Anderson University is requesting \$200,000 in cleanup funds from the EPA and will contribute the 20 percent match funding (\$40,00) in a mixture of in-kind contributions (200 hours of Project Manager time [\$10,000] + travel [\$2,500] + printing [\$500] = \$13,000) and cash (\$27,000).

Former Pro Weave Property Proposed Cleanup Project Budget

Budget Categories	Project Tasks	<u> </u>			
(programmatic costs only)	Task 1	Task 2	Task 3	Task 4	Total
	Project	Community	Cleanup	Site Cleanup	Total
	Management	Outreach	Planning	Activities	
Personnel	\$5,000	\$2,000	\$1,000	\$2,000	\$10,000
Fringe Benefits					
Travel	\$2,500				\$2,500
Equipment					
Supplies		\$500			\$500
Contractual		\$15,000	\$19,000	\$193,000	\$227,000
Other (specify)					
Total	\$7,500	\$17,500	\$20,000	\$195,000	\$240,000
EPA Share		\$5,000	\$15,000	\$180,000	\$200,000
University Share	\$7,500	\$12,500	\$5,000	\$15,000	\$40,000

2.c. Ability to Leverage

Anderson University and the Rocky River Conservancy have already begun fundraising for the redevelopment of the Former Pro Weave Property as part of the overall park redevelopment and wetlands revitalization effort. Over 200 acres of land has been donated to the project valued

at \$695,000, and Anderson County is considering providing additional land valued at \$20,000 in 2017. Nearly \$50,000 has been raised from individual donors for trail development and park maintenance, and \$30,000 was secured from Upstate Forever for wetland restoration, mapping, and trail signage. The South Carolina Conservation Bank also placed 130 acres in a conservation easement valued at \$80,000. Grants funds were secured for environmental education (\$12,500 from the TD Bank Foundation) and trail development (\$75,000 from the Felburn Foundation).

Anderson University also secured \$62,000 from an US EPA Urban Waters Small Grant provided to Upstate Forever for creation a Master Plan for the Rocky River wetlands park area. This plan included detailed descriptions, analysis and maps for the project that included the redevelopment of the Former Pro Weave Property into a welcome and education center.

Fundraising has now begun for site cleanup at the Former Pro Weave Property and the future construction of the welcome and education center. The Rocky River Conversancy is pursuing a \$125,000 grant for boardwalk construction. Design South Professionals, Inc. a local engineering design firm that provided pro bono support to the university in the design of conceptual-level designs for the future nature pavilion and education center planned for the Former Pro Weave Property, has provided a letter of support indicating they will continue to provide design support for this project as it moves forward. The Foothills Community Foundation has also expressed interest in funding further park development and the redevelopment of the former textile property (see letter).

Anderson University is also working closely with the Rocky River Conservancy on this park project. Local volunteers have already contributed countless hours in trail development and conservation projects. The City of Anderson (letter attached) has helped to clean out areas and put gravel down for parking spaces at trailheads. Similar volunteer efforts from the whole community are expected as the site is cleared of debris and prepared for public use.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community

Anderson University will involve the community in the target area in this cleanup project by incorporating it into the larger ongoing effort to create the wetlands park. The university will work closely with the volunteer-based organization Rocky River Conservancy to engage with the stakeholders to the park project, including local businesses, garden clubs and volunteers, Anderson County and the City of Anderson. This is the best way to reach residents who are already concerned about the wetlands restoration project. Both the project manager, Mr. Dean Woods, and his assistant, Dr. Tom Kozel, are on the board of the Rocky River Conservancy and can ensure close coordination throughout the project lifecycle. In addition, Dr. Kozel is a biology professor using the area for classroom activities for university students. These students are recruited for park development volunteer activities and may be interested in taking an active role in community outreach and involvement.

Anderson University will develop a Community Involvement Plan to guide outreach activities during the project. Those activities will include a pre-cleanup public meeting with community members from the target area and stakeholders to discuss the project initiative and upcoming activities. Participants will be able to provide comments on the anticipated efforts and their implementation. Activities will also include a review of the ABCA plans and recommendations, hours of operation, truck routes, air monitoring during asbestos abatement and other safety measures being put in place to protect the area's sensitive populations. The meeting will allow the project team to seek out and address the concerns of local residents regarding health, safety and community disruption from the project. The university will also hold a post-

cleanup meeting to describe the work that was completed and solicit feedback on next steps for redeveloping the property. These efforts will build on the Wetlands Park Master Plan developed previously with funding from Upstate Forever through an US EPA Urban Waters Small Grant.

Communication will be facilitated through notices in local media including *The Independent* Mail (local newspaper) which has already published three articles about this potential brownfields cleanup project; Anderson Cable (a local TV channel) as well as WSPA (a regional CBS affiliate based in Spartanburg) and WYFF (a regional NBC affiliate based in Greenville) – both with local offices in Anderson; and local radio stations WQAT-LP, WRIX, WZFN-LP, WAIM, and WANS. This is the best way to reach the general public. The university will also post notices on its social media platforms to primarily engage its student body, including its own website, Facebook and Twitter feed. Anderson is a relatively small community, and the university is well-known as a positive force for residents. In addition, the ongoing park development project has created significant interest. An article about the project was published the day before the public meeting, and the university has received many unsolicited letters of support from the community (See 3.c.below). Anderson University will be able to effectively leverage existing social and professional networks at the university itself and the Rocky River Conservancy to disseminate project information such as project meeting notices and activity status updates. When combined with the university's social media platforms and local news media, the project will be able to reach a broad swath of the local community impacted by the cleanup project. Specific emphasis will be placed on reaching the lower-income residential areas and sensitive populations located near the property. The best way to reach these residents is by a direct mailing of postcards informing them of the project and inviting them to the public meetings. Anderson University also intends to issue two press releases. These press releases will contain information the project's background and history as well as environmental issues and cleanup activities.

Project announcements will be distributed through all these formal and information channels as major milestones are achieved. This will include, but not be limited to, grant award and project startup, pre-cleanup stakeholder meeting and the post-cleanup stakeholder meeting.

3.b. Partnerships with Government Agencies

Anderson University has entered into a Voluntary Cleanup Contract for the Former Pro Weave Property with the <u>South Carolina Department of Health and Environmental Control (SCDHEC)</u> – the state agency responsible for environmental issues. DHEC letter is included with the Cover Letter for this application. The university will continue to report on the status of the project to SCDHEC as required by that contract, and the agency will provide regulatory oversight and serve as a technical resource for the project team during the implementation of the cleanup activities. Under the contract, SCDHEC sets the cleanup standards and issues the Certificate of Completion once the terms of the contract are satisfied.

SDHEC Upstate Public Health Regional Director in his letter of support agrees that as the regional public health entity serving Anderson will provide data for the project and work with the project team to build partnerships and seek resources to support the project.

The **City of Anderson** is a project partner that developed public access sites for trail heads in the past. For this project, they are committing to assist with community outreach to residents. The project is also supported by **Anderson County's Planning & Community Development** division, which has committed to assisting the university with programmatic support based on their prior experience managing EPA assistance grant programs.

3.c. Partnerships with Community Organizations

Anderson University will collaboration with the following community organizations for this project.

- Rocky River Conservancy The Rocky River Conservancy is a volunteer-based nonprofit organization focused on the revitalization of the wetlands and development of the community park. The organization will provide a vital link to community stakeholders and support the acquisition of funding for cleanup and redevelopment activities at the site, including the eventual construction of the welcome and wetlands education center. Also, the conservancy will assist with disseminating project information and recruiting participates for community meetings.
- <u>Heritage Garden Club</u> This 20-member volunteer group supports the existing wetlands park. The organization plans to recruit other area garden clubs to expand local support for the park and encourage participation in redevelopment-related activities associated with this projects. Linda Rakey, President of the club, submitted her unsolicited letter after reading the article about this grant application in *The Independent Mail*.
- Young Memorial Church This Reformed Presbyterian church is located ½ mile from the Former Pro Weave Property and has offered to host community meetings in their fellowship hall.
- AnMed Health AnMed is Anderson County's leading health service provider and a
 major employer. The Anderson Area Medical Center is located adjacent to the Rocky
 River wetlands area a short distance from the Former Pro Weave Property. AnMed has
 committed to helping disseminate information to the community about the cleanup
 project.
- <u>Anderson Area Chamber of Commerce</u> The Chamber is a membership-based nonprofit organization that seeks to enhance the economic vitality and quality of life for the community. The organization has committed to help distribute project information to its membership base of local business leaders.
- <u>The Foothills Community Foundation</u> the Foundation has agreed to assist Anderson University with acknowledgment of private contributions and will continue to promote the needs of the Rocky River Conservancy to its permanent fund donors. Letter is attached.

Letters of Commitment from each of the organizations above are attached at the end this proposal.

In addition, as a result of them hearing about the grant application through our successful community outreach, we received numerous **unsolicited** emails and letters of support for this project from the Foothills Group of the Sierra Club; the Garden Trail Garden Club of Anderson, SC; Mark Hopkins, a syndicated columnist with PresNet; former local Chamber of Commerce executive Lee Luff; Jane Allen, a local high school teacher; William Steele Jr. a local elderly resident who remembers playing in the Rocky River as a young boy; and Julie and John Miller – local residents involved in community action.

We do not intend to fund a community organization with a subaward as part of this effort.

3.d. Partnerships with Workforce Development Programs

Anderson University has added courses on the wetlands to its biology degree program. Students have performed wildlife audits and other field exercises in the park. Tri-County Technical College also offers courses in biology, botany and environmental science. Graduates

from these programs will have a direct connection to potential employment in the restoration efforts for the wetlands project and the conversation activities. When soliciting bids for the cleanup activities, the request for proposals will include evaluation criteria that encourages the use of local labor, suppliers, and subcontractors.

4. PROJECT BENEFITS

4.a. Welfare, Environmental, and Public Health Benefits

Revitalizing the wetlands will ensure this vital habitat remains protected for future generations and provide educational opportunities for residents. The cleanup of sources of contamination at the Former Pro Weave Property will prevent further harm to the Rocky River waterway and surrounding wetlands, including sensitive habitats for migrating birds. Overall, the project will help to create an integrated greenspace for the community benefit and provide an education center for wetlands habitats. In addition, it will remove a source of potential harm to vagrants trespassing on the property by enabling the demolition of the dilapidated structures. The Former Pro Weave Property is located near lower-income housing and a federal housing complex. These residential areas are likely to house a disproportionate level of children, women of child bearing age and the elderly. Cleaning up the site will protect these sensitive population groups. The table below identifies the anticipated benefits from this grant and broader project by area.

Anticipated Welfare, Environmental and Public Health Benefits

Area	Anticipated Benefit	Community Need Addressed
Welfare	Removal of blight along entryway to city	Expanded economic opportunity
vvellale	Enhanced park welcome center	Increased tourism potential and recreational opportunities
Environmental	Removing sources of contamination	Protect the Rocky River and wetlands area
	Removal of dilapidated structures	Safety from fire hazards and building collapse
Public Health	Removing ACM materials	Reducing sources of asthma concerns and risk of mesothelioma
Public nealth	Cail aveavating	Reducing sources of cancer concern, organ damage, and other
	Soil excavating	harmful effects

4.b. Economic and Community Benefits

Cleaning up the Former Pro Weave Property will remove blight along one of City of Anderson's major entryways. Even with its current set of limited trails, the site has attracted birdwatchers who have identified rare species migrating through the area. With further development, the park can help encourage more tourism to the area – creating growth opportunities for local retail, accommodation and food service businesses. This supports the current economic development plans of both the City of Anderson and Anderson County, which have made natural resource-based tourism a regional priority. Tourism is a significant source of revenue for the county, and visitors spent over \$128 million in 2010 (Anderson County 2014 Comprehensive Plan).

In addition, as part of the larger wetlands park network, redeveloping the site will provide increased opportunities for local residents to access recreational activities such as trail walking, birdwatching and canoeing/kayaking. High quality greenspaces also help attract industry, as employees living near the business site desire access to recreational opportunities (Area Development Magazine. 29th Annual Survey of Corporate Executives: A Realignment of Location Priorities. Q1 2015. Retrieved November 30, 2016 from: http://www.areadevelopment.com/Corporate-Consultants-Survey-Results/Q1-2015/annual-corporate-executive-business-expansion-survey-287775.shtml). Removing the blighted property at the entryway to the city and expanding the park will aid the city, county and Anderson Economic Development's efforts to recruit new businesses.

Furthermore, the redevelopment of this site is a priority in the Wetlands Park Master Plan as it will provide a location for the welcome and education center and a central site for access to the park's tail network. This network connects several key community destinations – schools, hospital, commercial sites, etc. – providing alternative transportation opportunities for the nearby lower-income residents, specifically a direct biking/walking route to downtown Anderson.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

5.a. Audit Findings

Our most recent Financial Audit was completed on May 31, 2016, by Capin Crouse LLP, 1324 Gadsden Street, Suite B, Columbia, SC 29201. There were NO adverse audit findings.

5.b. Programmatic Capability

Anderson University is fully capable of implementing this cleanup grant project. Mr. R. Dean Woods will serve as the project manager. Mr. Woods is the Anderson University Vice President for Principal Gifts and Special Assistant to the President. He joined the university in 1988 as Director of Development and holds a Master's Degree. He sits on the board of several local organizations including the Anderson Area YMCA, Anderson Federal Credit Union Associations and the Rocky River Conservancy. Mr. Woods has managed multiple private foundation grants. Mr. Woods will be supported by Dr. Tom Kozel. Dr. Kozel has been a professor of biology at Anderson University since 1991 and teaches classes on ecology, field biology, introductory botany, parasitology and wetlands biology. He is a member of the Institutional Review Board at AnMed Health, and he is on the Executive Board of the Rocky River Conservancy. Dr. Kozel has published numerous articles in his field of expertise and managed a National Science Foundation grant.

Anderson University will select a brownfields consultant to assist with project implementation via competitive bidding procedures prior to the award of the brownfields assistance grant to ensure a rapid ramp-up of activity upon project initiation. The university has already issued the Request for Qualifications from eligible contractors in compliance with federal and state procurement regulations. The selected contractor shall have extensive experience managing EPA brownfields assistance grants and will take a significant role in managing the overall cleanup effort, including community outreach, cleanup planning and oversight of the cleanup activities by environmental contractors.

Anderson University will also tap into the expertise of Anderson County as needed. The county has managed three EPA grants and the university worked closely with county representatives creating the park project and preparing this grant application.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Many of the project's anticipated benefits – such as increased economic opportunity through the removal of blight, expansion of tourism and creation of greenspace – will be hard to measure quantitatively during the lifecycle of the cleanup project. However, the following key performance measures and outcomes will be tracked to gauge the results of this project.

- Amount of contaminated materials and soil removed from the property/environment during cleanup activities as recorded by the environmental contractor, and the number of acres cleaned up and ready for reuse.
- Number of participants involved in community meetings and planning activities as documented on meeting sign-in sheets.

 Additional funding raised and leveraged specifically for the welcome and education center construction as documented by the Rocky River Conservancy and for the wetlands park redevelopment.

All performance measures will be reported in the quarterly reports and the online ACRES database.

5.d. Past Performance and Accomplishments

5.d.i. Prior EPA Brownfields Assistance Grants

Anderson University has not previously received a US EPA Brownfields Assistance Grant. See Section 5.d.ii. for relevant past performance information.

5.d.ii. Other Federal/non-Federal Assistance Programs

Grant Name	Purpose	Funded Amount	Performance	Result
National Science Foundation – MRI/RUI Co PI with Dr. Abramovitch	Major Equipment Acquisition – BIO/CHEM	\$65,274	Reports filed timely Grant parameters met NSF MRI Review Panel Member – 2005 NSF MRI Proposal Writing Workshop Exemplar – 2003, 2004	Enhanced training of BIO/CHEM students
National Science Foundation – CCLI Co-PI with Dr. Abramovitch	Computers/software Acquisition - CHEM	\$38,317	Reports filed timely Grant parameters met	Undergraduate CHEM training enhanced
National Science Foundation – Internet Connection Grant	Amplify campus Internet connectivity	\$20,000	Reports filed timely Grant parameters met	Enhanced Internet connectivity
A. T. and T. Computer Lab Upgrade Co PI with Dr. Sprague	Equipment/software for new computer lab	\$100,000	Reports filed timely Grant parameters met	Modernized and expanded computer lab for students

5.d.iii. No Prior Assistance Agreements
Not Applicable (see section 5.d.ii.).

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Anderson University, Anderson, South Carolina

Please identify (with an \mathcal{X}) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
None of the Other Factors are applicable.	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States	
territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield	
project completion by identifying amounts and contributors of funding in the	X P.9 & 10
proposal and have included documentation.	P.9 & 10
Recent (2008 or later) significant economic disruption has occurred within	
community, resulting in a significant percentage loss of community jobs and tax	
base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy	
party, of a "manufacturing community" designation provided by the Economic	
Development Administration (EDA) under the Investing in Manufacturing	
Communities Partnership (IMCP). To be considered, applicants must clearly	
demonstrate in the proposal the nexus between their IMCP designation and	
the Brownfield activities. Additionally, applicants must attach	
documentation which demonstrate either designation as one of the 24	
recipients, or relevant pages from a recipient's IMCP proposal which	
lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for	
Sustainable Communities (PSC) grant funding or technical assistance that is	
directly tied to the proposed Brownfields project, and can demonstrate that	
funding from a PSC grant/technical assistance has or will benefit the project	
area. Examples of PSC grant or technical assistance include a HUD Regional	
Planning or Challenge grant, DOT Transportation Investment Generating	
Economic Recovery (TIGER), or EPA Smart Growth Implementation or	
Building Blocks Assistance, etc. To be considered, applicant must attach	
documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



December 1, 2016

Barbara Alfano Region 4 Brownfields Coordinator United States Environmental Protection Agency Resource Conservation and Restoration Division 61 Forsyth Street SW Atlanta, Georgia 30303-8960

RE: EPA Brownfields Cleanup Grant

Anderson University, South Carolina

Dear Ms. Alfano:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports Anderson University's application for a Brownfields Cleanup Grant for the Seabrook Building site in Anderson, South Carolina.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the University in its efforts to revitalize this property into a welcome/discovery center for a large park. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

Daphne Neel, Chief

Bureau of Land and Waste Management

cc: Chris McClusky, Upstate EA Anderson

Robert Hodges, Manager, Brownfields Program

LEVERAGING LETTERS



OFFICE OF THE PRESIDENT

December 8, 2016

Ms. Barbara Alfano

Dear Ms. Alfano:

In 2007, Anderson University was the recipient of a unique gift of approximately 125 acres of wetlands and uplands in close proximity to our campus. The appraised value of the property gift was \$500,000.00. In 2014, we received an additional gift of 34 +/- acres of wetlands to the southeast of this original tract that was valued at \$70,000.00. The Seabrook Mill site, a 2.51 acre tract that overlooks a large portion of the wetlands was acquired in 2012. Mr. Seabrook transferred the first mortgage he had on this property with ProWeave, Inc. to the University. We were subsequently able to purchase the property in a foreclosure sale by paying back taxes of \$16,000.00. Additionally, we purchased a six acre tract adjacent to the Seabrook site on Williamston Road.

Our vision from the beginning was to convert this neglected and abused property into a nature park that would serve our students and the greater community. Currently, the park consists of approximately 175 acres of which 130 acres have been placed in a conservation easement with the South Carolina Conservation Bank. We received \$80,000.00 from this transaction which we have restricted for park development. We have been fortunate to have collaborative partners in our efforts with the Rocky River Conservancy, the City and County of Anderson and Upstate Forever. The University and our partners are working together to provide green space for the community through the clean-up and preservation of the Rocky River, its swamp and uplands. We have the potential of a 400+ acre park that will provide numerous benefits including: the conservation of land, enhancement of water quality, wildlife habitat, environmental education and passive recreational opportunities.

In pursuit of this vision, we have provided in-kind services of staff time and some limited budget dollars. Our faculty have used the property as an outdoor lab for our students and have conducted numerous academic activities on the site including a wildlife audit. The area has quickly become a regional "hotspot" for bird watching. We have received several grants restricted for the park including an in-kind assessment grant from the EPA, a \$75,000.00 grant from the Felburn Foundation, \$12,500.00 from the TD Bank Foundation and a number of individual contributions. This does not include funds received by our Partners that have been

Ms. Barbara Alfano Page 2 December 8, 2016

designated for this project. We will continue our fundraising efforts to assist with the clean-up of the Seabrook site through the Brownfields Clean Up program. We will commit to the \$40,000.00 matching portion of the grant through cash and in-kind services. We will provide staff time to attend required conferences and supply printed material and pamphlets to educate the community about the environmental clean-up of the Seabrook property.

The Rocky River Park project has been recognized with many awards including:

- The South Carolina Wildlife Federation: 2016 Conservation Project of the Year,
- Upstate Forever: 2014 Forever Green Award,
- Ten At The Top: 2013 Top Projects in Upstate South Carolina, and
- Ducks Unlimited: S.C. Duck Stamp for 2014.

This is an exciting project that has broad exposure and public support. The clean-up of the Seabrook site will allow us to move forward in creating a Welcome and Discovery Center for the Nature Park that will further our service and exposure to the greater community. Thank you for considering a grant to assist us in these efforts.

Sincerely,

Evans P. Whitaker, Ph.D.

Elans P. Shritaker

President



December 6, 2016

Dr. Evans P. Whitaker President, Anderson University 316 Boulevard Anderson, SC 29621

Dear Dr. Whitaker:

I am writing this letter to support the application for the Brownfield Cleanup Grant involving the Seabrook Building site on Highway 29 in Anderson, SC.

I am Chairman of the Rocky River Conservancy which is the basic nonprofit organization that is establishing this Wetlands Park for use by the residents of the City and County of Anderson, South Carolina and all visitors. The Seabrook site is a central part of our entire plan which at the present time encompasses about 200+ acres of wetlands.

Members of our Conservancy Board regularly are invited to speak to civic clubs, church groups, garden clubs, and Chamber of Commerce meetings. We are keenly aware that a major by-product of the development of the Rocky River Park is economic development and enhanced tourism. Burrs Nelson, Director of Economic Development for Anderson County is a member of our Conservancy Board and Glenn Brill, who heads up the County tourism initiatives has been a strong supporter of our efforts. The Park is located in a neglected and underserved area in our community. County Council member, Gracie Floyd, and City Council member, Buck Roberts, serve this area as elected officials. Both are strong supporters of our park initiative and see it as a way to enhance the quality of life for the citizens they represent.

The Rocky River Conservancy has received contributions of \$36,500 from numerous individuals which we have used to pay for a part-time director to assist us in trail development and maintenance. We have also encouraged greater financial participation in park development from the City and County of Anderson. We have received a Duke Energy grant of \$30,000 to assist us in wetland restoration, and we are currently pursuing a \$125,000 grant for boardwalk construction. We pledge to continue our work to raise funds and obtain grants to build a "Discovery Center" on this site which overlooks a huge open and beautiful expansion of the Swamp. The purpose of the Center will be to educate all children from pre-K to High School as well as Anderson University students and all citizens of the City and County. This will be a

Dr. Evans P. Whitaker Page 2 December 12, 2016

classroom for the study of nature to include scientific studies of Birds, Mammals, Plants and all aspect of the wetlands to include the benefits.

We look forward to success of the Grant application and beginning work on the site.

Thank you,

Juan A. Brown, MD

Chairman, Rocky River Conservancy

cc: Dean Woods



'27 YEARS OF RESPONSIVE SERVICE'

December 2, 2016

By Email

Dr. Evans P. Whitaker
President
Anderson University
316 Boulevard
Anderson, South Carolina 29621

Re: Brownfield Grant for Seabrook Site

Dear Dr. Whitaker:

Design South Professionals is pleased to provide this letter of support for your Brownfield Cleanup Grant Application for the Seabrook Building Site located on U. S. Highway 29 in Anderson, South Carolina. Our firm has been involved in providing pro bono support to both Anderson University and the Rocky River Conservancy since the inception of the idea of developing a nature park around the Rocky River Swamp.

Specifically our architecture department has provided conceptual level designs for the future nature pavilion and education center planned for the site of the Seabrook Building. Some examples of our conceptual design for this site are attached.

We wish the University every success in this important grant effort and the resulting cleanup of this site. If there is anything else we may do to assist in this effort, please let us know.

With kind regards, we are

Sincerely yours,

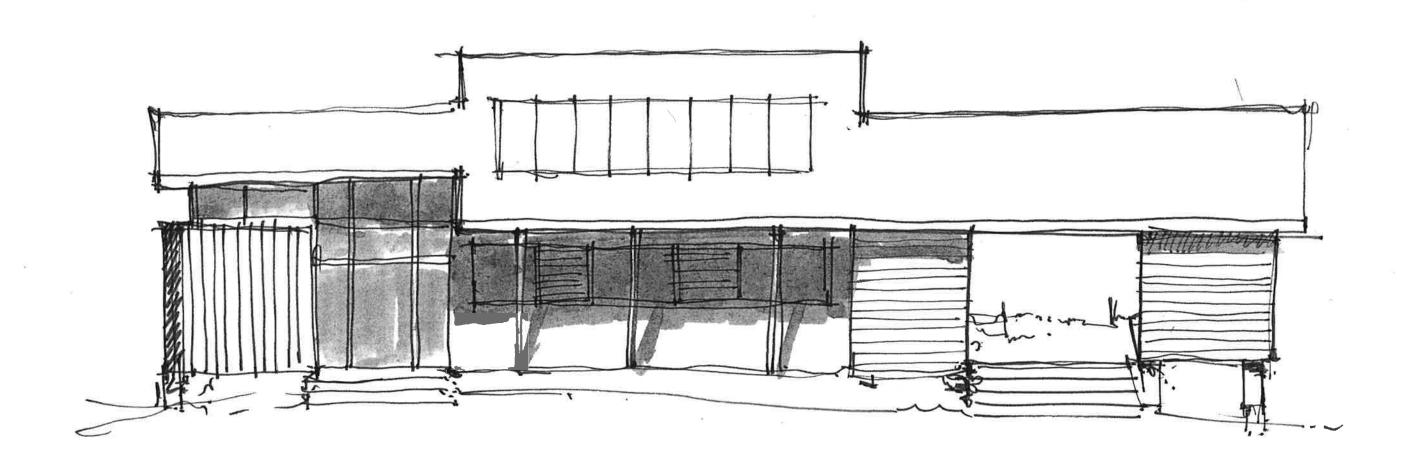
Design South Professionals, Inc.

James B. Broyles, P. E. & L. S.

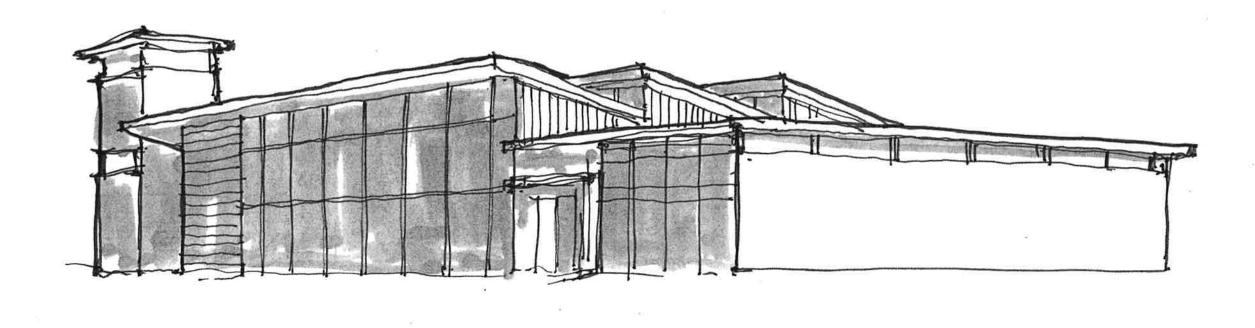
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Copy: Dean Woods

Juan Brown

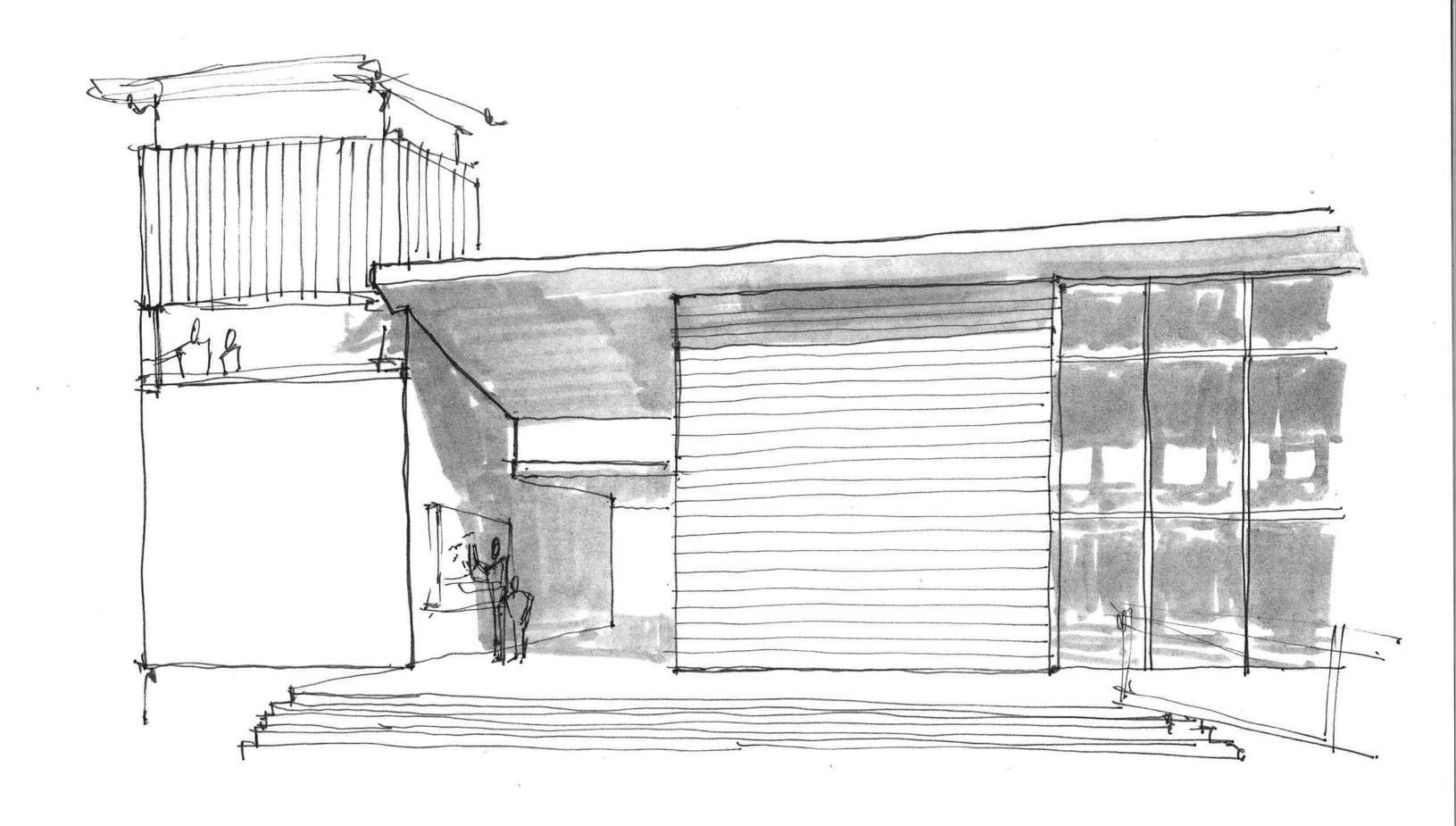


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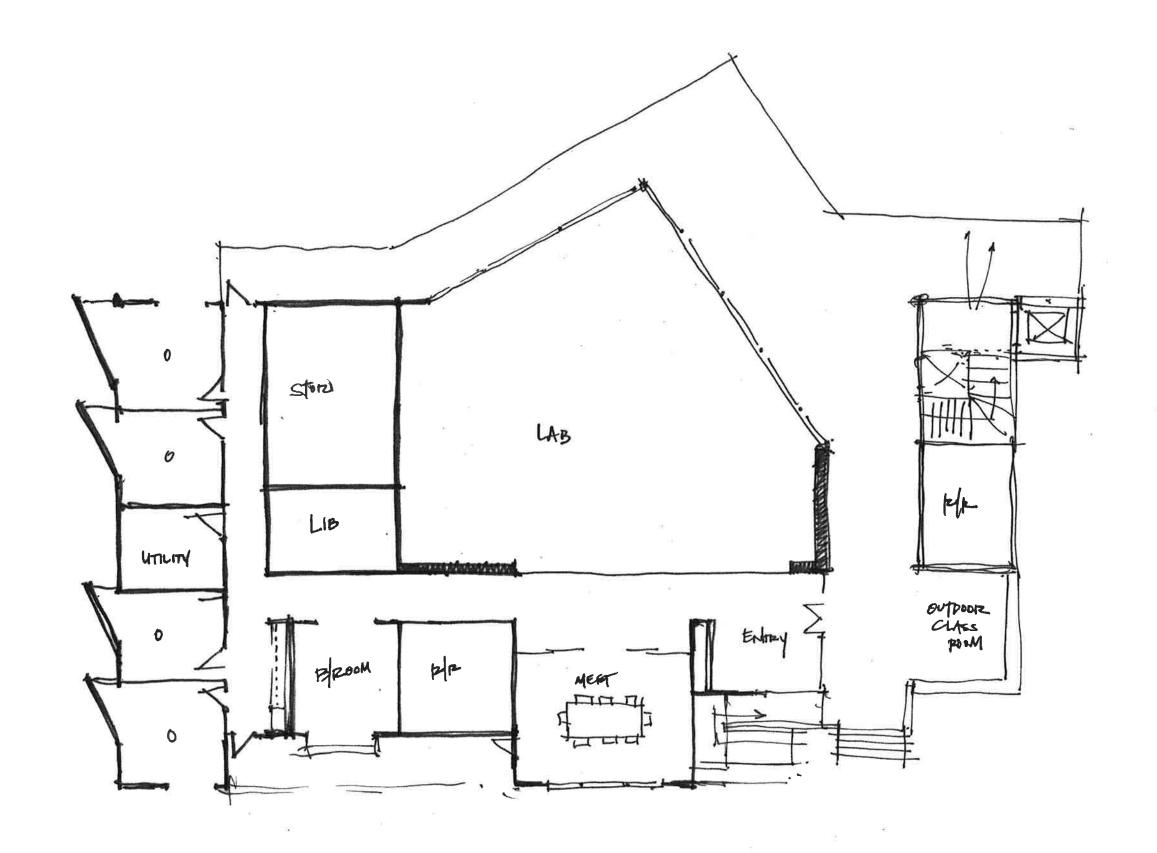


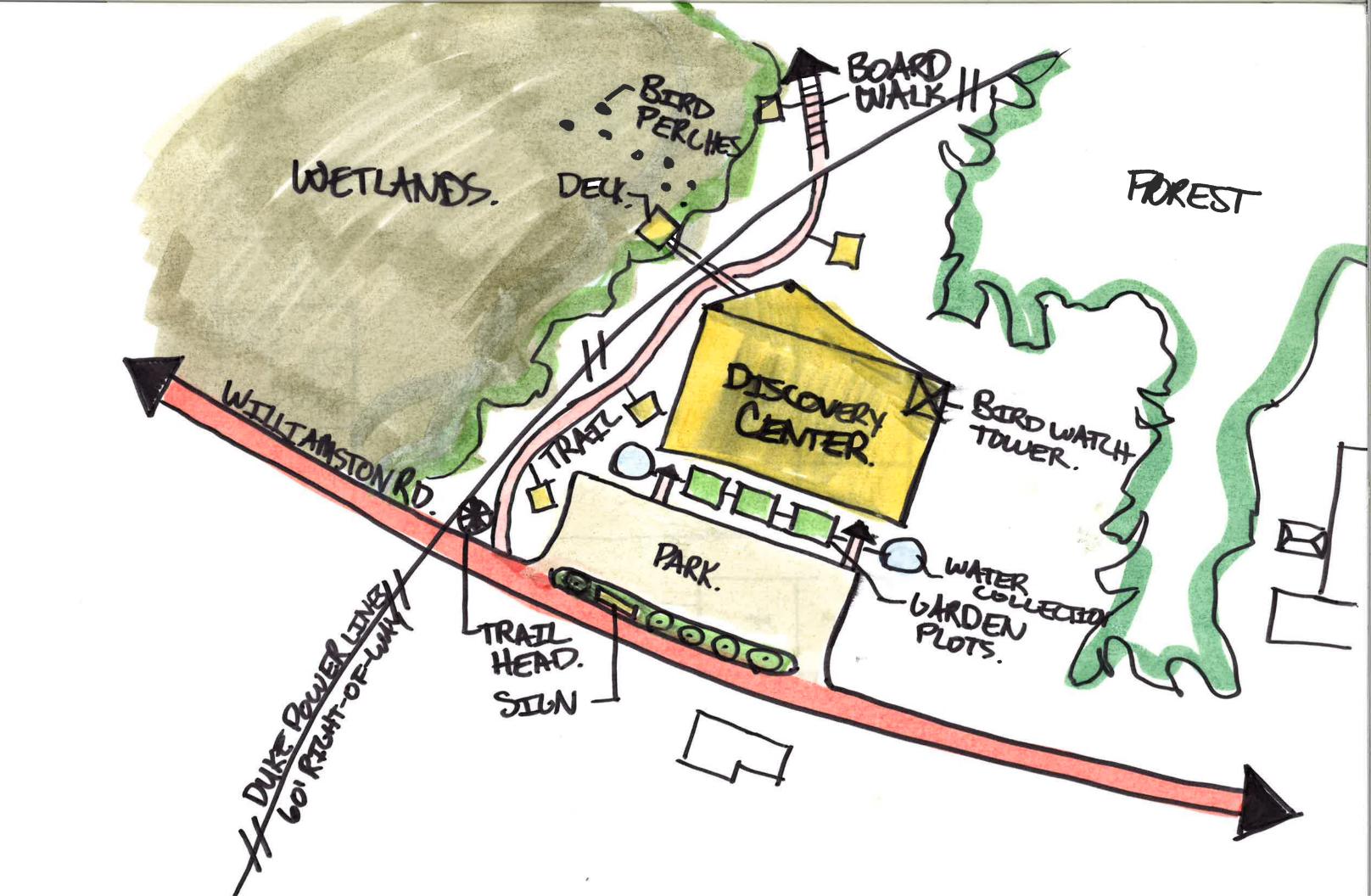
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STATE N







December 12, 2016

Dr. Evans P. Whitaker President Anderson University 316 Boulevard Anderson, SC 29621

Dear Dr. Whitaker,

I am sure you are aware of the many individuals who are connected to the Foothills Community Foundation that have been supportive of the Rocky River Nature Park project. Individuals like Cordes Seabrook, John and Julie Miller, and Ann Herbert, to mention a few, have not only contributed financial resources toward this project but have also volunteered their time in ways that have advanced this vision for our community. The Foothills Community Foundation has recently agreed to serve the Rocky River Conservancy by holding their funds at the Foundation and assisting them in areas like gift acknowledgments and the processing of invoices for park development and activities. As President of the Foundation, I will continue to promote the needs of the Rocky River Nature Park to our permanent fund donors.

I was especially pleased to learn of your current efforts to address the environmental concerns of the old Seabrook Mill site on Williamston Road. As you probably know, Mr. Seabrook was a founding member of the Foothills Community Foundation and served on its Board of Directors. His family and our current Board are supportive of the plans of using this property he donated to the Park project as a Welcome and Discovery Center. I hope we can play a meaningful role in helping to secure the needed resources in making this vision a reality. I know many of our advised fund donors and those donors interested in parks and greenspace areas for our community will want to be involved in these ongoing efforts.

The purpose of the Foothills Community Foundation is to enhance the quality of life for the citizens in the communities we serve. The Rocky River Nature Park is a project that will do just that. I know that it will have positive effects on tourism and economic development as well. Best wishes and please let me know how I can be of continued service to you in these endeavors.

Sincerely,

Robert M. Rainey

President



Office of the City Manager

December 12, 2016

Dr. Evans P. Whitaker President Anderson University 316 Boulevard Anderson, South Carolina 29621

Dear Dr. Whitaker:

The City of Anderson, as a collaborative partner with the Rocky River Conservancy, is pleased to support the Brownfields environmental studies and clean-up efforts associated with the former Seabrook site. The Rocky River, the swamp and surrounding acreage provide an opportunity to preserve and enhance a community asset. The City views this in-city acreage (the Park) as having unique value which can be especially relevant to our economic development, recreation, and quality of life efforts.

Through our formal master plans, the City acknowledges the limitless potential of the Rocky River Conservancy and Park to connect comprehensively with the City's recreational plans for walking and biking trails, and other types of active and passive recreation. The City has assisted previously with public access to the Park as well as some trail maintenance activities associated with utility access. Without a doubt, these clean-up efforts are the logical next step in helping the Rocky River "Park" reach fruition. The City remains committed and prepared to work alongside the Conservancy, Anderson University, and other collaborators in advancing the current clean-up efforts and assisting with community outreach. Last week, our elected officials and administrative management team were provided with a project update and virtual tour. The interest and excitement was palpable.

Thank you for your efforts to improve and highlight the Rocky River Swamp and surrounding area and provide such a benefit to our community.

Sincerely,

Linda P. McConnell City Manager

SUPPORT LETTERS



December 6, 2016

Dr. Evans P. Whitaker, President **Anderson University** 316 Boulevard Anderson, South Carolina 29621

Dear Dr. Whitaker:

On behalf of the South Carolina Department of Health and Environmental Control (DHEC), I am writing in support of Anderson University's EPA Brownfields Cleanup Grant application.

DHEC supports the notion that when unused properties are assessed, cleaned- up and returned to productive use, our community benefits. We are excited about the potential redevelopment opportunity to clean up the old Seabrook Building to become a welcome or discovery center for the Rocky River swamp area conservation. This project would surely support our vision for Healthy People living in Healthy Communities by providing an active and passive outdoor recreational venue.

In support of this application, we will continue to provide core statistics and other relevant data as needed. As we support the Brownfields Task Force, we look forward to working with the public, community leaders and private stakeholders to forge new partnerships, and access new resources to support this important project. We wish you success in your application.

Sincerely,

Matt Petrofes, MBA Health Director

Upstate Public Health Region



Office of the City Manager

December 12, 2016

Dr. Evans P. Whitaker President Anderson University 316 Boulevard Anderson, South Carolina 29621

Dear Dr. Whitaker:

The City of Anderson, as a collaborative partner with the Rocky River Conservancy, is pleased to support the Brownfields environmental studies and clean-up efforts associated with the former Seabrook site. The Rocky River, the swamp and surrounding acreage provide an opportunity to preserve and enhance a community asset. The City views this in-city acreage (the Park) as having unique value which can be especially relevant to our economic development, recreation, and quality of life efforts.

Through our formal master plans, the City acknowledges the limitless potential of the Rocky River Conservancy and Park to connect comprehensively with the City's recreational plans for walking and biking trails, and other types of active and passive recreation. The City has assisted previously with public access to the Park as well as some trail maintenance activities associated with utility access. Without a doubt, these clean-up efforts are the logical next step in helping the Rocky River "Park" reach fruition. The City remains committed and prepared to work alongside the Conservancy, Anderson University, and other collaborators in advancing the current clean-up efforts and assisting with community outreach. Last week, our elected officials and administrative management team were provided with a project update and virtual tour. The interest and excitement was palpable.

Thank you for your efforts to improve and highlight the Rocky River Swamp and surrounding area and provide such a benefit to our community.

Sincerely,

Linda P. McConnell City Manager



Anderson County

Planning & Community Development

401 E. River Street, Anderson, SC 29624 • (864) 260-4720 • Fax (864) 260-4795

December 12, 2016

Tommy Dunn Chairman Council District 5 Evans P. Whitaker, Ph.D.

President

Anderson University

Ken Waters Vice Chairman Council District 6 316 Boulevard Anderson, South Carolina 29621

Francis M. Crowder, Sr. Council District 1

Re: Anderson County Support Letter for Anderson University's Seabrook Site Brownfield Cleanup Application

Gracie S. Floyd Council District 2

Dr. Whitaker,

J. Mitchell Cole Council District 3 I am pleased to provide Anderson County's support for Anderson University's application for Brownfields cleanup grant funding provided by the United States Environmental Protection Agency. EPA Brownfield Cleanup funding would enable the University to continue their successful Rocky River Swamp Conservancy efforts.

Thomas F. Allen Council District 4

M. Cindy Wilson Council District 7

Kim A. Poulin Clerk to Council

Rusty Burns County Administrator These cleanup funds will allow the University to redevelop property close to the Rocky River Swamp, a critically important ecological area near the University as well as downtown Anderson. Redevelopment of this site will involve the development of an educational and interpretive center that will serve as the gateway to the Rocky River swamp and wetlands. This funding would not only aid in the recovery of this important water body, but it will also increase surrounding property values and improve the area's overall economic and social outlook.

The County has provided programmatic support for this project to date; and is willing to provide additional support for this project as needed.

I strongly encourage EPA to support Anderson University's Brownfields cleanup grant application proposal. Should you have any questions, please feel free to contact me.

Sincerely.

Michael Forman, AICP Planning Manager



December 6, 2016

Dr. Evans P. Whitaker President, Anderson University 316 Boulevard Anderson, SC 29621

Dear Dr. Whitaker:

I am writing this letter to support the application for the Brownfield Cleanup Grant involving the Seabrook Building site on Highway 29 in Anderson, SC.

I am Chairman of the Rocky River Conservancy which is the basic nonprofit organization that is establishing this Wetlands Park for use by the residents of the City and County of Anderson, South Carolina and all visitors. The Seabrook site is a central part of our entire plan which at the present time encompasses about 200+ acres of wetlands.

Members of our Conservancy Board regularly are invited to speak to civic clubs, church groups, garden clubs, and Chamber of Commerce meetings. We are keenly aware that a major by-product of the development of the Rocky River Park is economic development and enhanced tourism. Burrs Nelson, Director of Economic Development for Anderson County is a member of our Conservancy Board and Glenn Brill, who heads up the County tourism initiatives has been a strong supporter of our efforts. The Park is located in a neglected and underserved area in our community. County Council member, Gracie Floyd, and City Council member, Buck Roberts, serve this area as elected officials. Both are strong supporters of our park initiative and see it as a way to enhance the quality of life for the citizens they represent.

The Rocky River Conservancy has received contributions of \$36,500 from numerous individuals which we have used to pay for a part-time director to assist us in trail development and maintenance. We have also encouraged greater financial participation in park development from the City and County of Anderson. We have received a Duke Energy grant of \$30,000 to assist us in wetland restoration, and we are currently pursuing a \$125,000 grant for boardwalk construction. We pledge to continue our work to raise funds and obtain grants to build a "Discovery Center" on this site which overlooks a huge open and beautiful expansion of the Swamp. The purpose of the Center will be to educate all children from pre-K to High School as well as Anderson University students and all citizens of the City and County. This will be a

Dr. Evans P. Whitaker Page 2 December 12, 2016

classroom for the study of nature to include scientific studies of Birds, Mammals, Plants and all aspect of the wetlands to include the benefits.

We look forward to success of the Grant application and beginning work on the site.

Thank you,

Juan A. Brown, MD

Chairman, Rocky River Conservancy

cc: Dean Woods

To: ewhitaker@andersonuniversity.edu

CC: dwoods@andersonuniversity.edu

From: Linda Rakey, Heritage Garden Club President

12/06/16

Subject: Rocky River Swamp Park

The Heritage Garden Club of Anderson has anxiously been following the progress of the Rocky River Park. We have toured the area with Juan Brown and Dana Leavitt and are impressed by the possibilities for our area.

Heritage Garden Club (20 members) has recently committed to a Continuing Project within the upland part of the park, as this portion of the park is already in use by the public. We have adopted an area along a trail that we will maintain. By opening up some of the woods we hope to encourage wildflowers, insects, and birds. Last month we invested \$590 in clearing of undergrowth, removal of non-natives, and ordered 12 native dogwood trees for planting. We have plans for adding two benches in our area for bird watching.

It is hoped that our commitment will encourage other garden clubs to also adopt an area to improve and maintain.

We would certainly be interested in helping with a future Visitor's Center at the Seabrook site when that time arrives.

Sincerely, Linda Rakey, Heritage Garden Club President

Young Memorial Associate Reformed Presbyterian Church

508 BOULEVARD

ANDERSON, SOUTH CAROLINA 29621

December 11, 2016

Dr. Evans Whitaker, President Anderson University 301 Boulevard Anderson, South Carolina 29621

Dear Dr. Whitaker,

Let me congratulate you and the University on your efforts to turn the Rocky River and its related wetlands and upland into a Nature Park that will benefit our entire community. I was most encouraged to learn that the vision of creating a Nature Park in this area also involved the cleanup of the old Seabrook Mill site on Williamston Road. As you know, our Church is about half a mile up the road from the Seabrook Mill site, and it would be a wonderful thing to see this neglected and abused area transformed. I understand your plans are to create a Welcome and Discovery Center on this location. We support your vision and would like to assist in any way we can in this process. If it would be helpful, we would support your efforts by agreeing to host any pre-cleanup and post cleanup meetings for the community in the Young Memorial Church Rainey Fellowship Hall. I have spoken with our Session about this, and they are in agreement to offer our services in this way. One of our Church's values is "to embrace our community with open arms". We believe this is one way we can demonstrate our desire to be of service to our greater community.

I have been most impressed with the progress of the University in recent years. Continued best wishes in all of your endeavors.

John Hunt, M.D.

Vice Moderator of Session Young Memorial Church

J.R. Hunt

CC: R. Dean Woods, VP Anderson University

JRH/Is



December 13, 2016

Dr. Evans Whitaker Anderson University 316 Boulevard Anderson, SC 29621

Dr. Whitaker,

As you know, AnMed Health has been an integral part of the Anderson community for over a century and continues to be identified as one of the largest employers in Anderson County who is committed to the overall health and wellness of citizens within the upstate of South Carolina.

AnMed strongly supports the efforts to create a Nature Park along the Rocky River and its related wetlands and uplands. This park would provide the community access to walking trails and greenspace which would offer additional avenues to improve overall health.

We also recognize that brownfields in the area are environmentally harmful to the community and a detriment to economic development. We endorse the efforts to address the environmental hazards associated with the former Seabrook Mill site and also pledge our support in making the benefits of this project known to the surrounding community.

As opportunities arise, we will be willing to participate in local community meetings to disseminate information regarding this project.

Sincerely.

Bill Manson, FACHE Chief Executive Officer



December 12, 2016

Dr. Evans P. Whitaker President Anderson University 316 Boulevard Anderson, SC 29621

Dear Dr. Whitaker,

I am sure you are aware of the many individuals who are connected to the Foothills Community Foundation that have been supportive of the Rocky River Nature Park project. Individuals like Cordes Seabrook, John and Julie Miller, and Ann Herbert, to mention a few, have not only contributed financial resources toward this project but have also volunteered their time in ways that have advanced this vision for our community. The Foothills Community Foundation has recently agreed to serve the Rocky River Conservancy by holding their funds at the Foundation and assisting them in areas like gift acknowledgments and the processing of invoices for park development and activities. As President of the Foundation, I will continue to promote the needs of the Rocky River Nature Park to our permanent fund donors.

I was especially pleased to learn of your current efforts to address the environmental concerns of the old Seabrook Mill site on Williamston Road. As you probably know, Mr. Seabrook was a founding member of the Foothills Community Foundation and served on its Board of Directors. His family and our current Board are supportive of the plans of using this property he donated to the Park project as a Welcome and Discovery Center. I hope we can play a meaningful role in helping to secure the needed resources in making this vision a reality. I know many of our advised fund donors and those donors interested in parks and greenspace areas for our community will want to be involved in these ongoing efforts.

The purpose of the Foothills Community Foundation is to enhance the quality of life for the citizens in the communities we serve. The Rocky River Nature Park is a project that will do just that. I know that it will have positive effects on tourism and economic development as well. Best wishes and please let me know how I can be of continued service to you in these endeavors.

Sincerely,

Robert M. Rainey

President

Threshold Criteria for Cleanup Grants

APPLICANT ELIGIBILITY

Anderson University is a registered 501(c)3 nonprofit organization incorporated in 1911 in the state of South Carolina. A copy of our 501(c)3 documentation is attached.

Duns Number: 08-222-6366

SITE OWNERSHIP

Anderson University is the sole owner of the Former Pro Weave Property. The site was sold to Anderson University for a nominal sum and for payment of back taxes on December 17, 2012, after the Pro Weave, LLC went into bankruptcy.

BASIC SITE INFORMATION

Name: Seabrook Building/ Former Pro Weave Property

Address: 821 Williamston Road, Anderson, South Carolina 29621 Current Owner: Anderson University (owner as of December 17, 2012)

STATUS AND HISTORY OF CONTAMINATION AT THE SITE

- (a) Hazardous Substances
- (b) The Former Pro Weave Property is the site of a sprawling, mostly metal structure with several additions such as office space and a mobile home. The site was operated as an industrial property since before 1965 the oldest available aerial photograph depicts portions of the current building on the property at that time. The primary business conducted here was metal fabrication. The structure was most recently occupied by Pro Weave, LLC but is currently unoccupied. Pro Weave acquired the property from Cordes Seabrook in 2006, and Juno Investors owned the site from 1976 to 2005. Prior to 1976, the site was owned by various individuals. Textile machinery, forklifts and various machinery, boxes and containers remain in the buildings. In 2015, a fire likely caused by homeless individuals taking shelter in the winter months burned throughout all portions of these buildings causing a partial building collapse.

Anderson University acquired the property in December 2012 to include the site in a larger Rocky River Park project. This project is creating a 400+ acre wetlands area. The Pro Weave Property sits adjacent to the wetlands already acquired by the university. The property provides a scenic view of the swamp and space for a public access area.

- (c) Various contaminants have been detected during soil and groundwater testing including:
 - Ethylbenzene, benzo(a)pyrene, naphthalene, arsenic, hexavalent chromium, and several additional metals (barium, copper, lead, iron, mercury, and thallium) from soil samples taken throughout the property
 - Ethylbenzene, m+p-xylenes, 2-methylnaphthalene, naphthalene, dieldrin, arsenic, cobalt, iron, lead, and manganese from groundwater samples
 - Asbestos Containing Materials (ACM)
- (d) The Former Pro Weave Property became contaminated from decades of use as a metal fabricator that supported the textile industry in Upstate South Carolina. Two areas of soil contamination exist on the site, beneath the concrete pad inside the building (primarily in

the surface soils) and beside a mobile home addition (primarily in the subsurface soils) that served as an office. Asbestos containing materials are found throughout the building which has burned and is partially collapsed. Groundwater is contaminated with samples showing lead and ethylbenzene at levels exceeding EPA Maximum Contaminants Levels and SCDHEC Drinking Water Standards from the ground water monitoring well located in the southwestern portion of the site. In addition, sediment samples collected from the wetland area located west of the buildings identified Bis(2-ethyl hexyl) phthalate, hexavalent chromium, and several additional metals (copper, lead, nickel, and zinc) at levels greater than EPA Region 4 Sediment Screening Values indicating that contaminants from the site may have leached into the sensitive wetlands habitat.

BROWNFIELDS SITE DEFINITION

Environmental sampling on the Former Pro Weave Property has confirmed the presence of hazardous materials – the presence of which complicates redevelopment of the property. The site is (a) not listed or proposed for listing on the National Priorities List. In addition, the site is (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. The Former Pro Weave Property is privately held and is (c) not subject to the jurisdiction, custody or control of the United States government.

ENVIRONMENTAL ASSESSMENT REQUIRED FOR CLEANUP PROPOSALS

In 2012, Anderson University had a Phase I Environmental Site Assessment (ESA) performed on the Former Pro Weave Property by Spero Corporation. The ESA was performed in accordance with the guidelines set forth in the American Society of Testing and Materials (ASTM) *Standard Practice E-1527-05: Phase One Environmental Site Assessment Process*. The Phase I ESA Report was published June 19, 2012. In July 2012, Spero Corporation conducted a limited Phase II ESA that included soil and groundwater sampling.

The Tetra Tech Inc. (Tetra Tech) Superfund Technical Assessment and Response Team (START) submitted a final Analysis of Brownfields Cleanup Alternatives (ABCA) for the site in July 21, 2016. This report was prepared in support of three Phase II ESAs conducted as part of an EPA Targeted Brownfields Assessment (TBA) conducted by Tetra Tech in 2014, 2015 and 2016. This Phase II was performed in accordance with the American Society of Testing and Materials International (ASTM) Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process. Designation: E 1903-11 (Reapproved 2002). The final Phase II ESA Report was published July 11, 2016. In addition, the Tetra Tech START submitted a final National Emissions Standard for Hazardous Air Pollutants (NESHAP) demolition asbestos survey report of the building materials suspected to contain asbestos on July 11, 2016.

ENFORCEMENT OR OTHER ACTIONS

There are no ongoing or anticipated environmental enforcement or other actions related to the Former Pro Weave Property. There are no inquiries or orders from federal, state, or local government entities that Anderson University is aware of regarding the responsibility of any party (including the applicant) for the contamination, or hazardous substances at the site, including any liens.

SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION

The Former Pro Weave Property does not require a property-specific determination.

SITE ELIGIBILITY AND PROPERTY OWNERSHIP ELIGIBILITY

(a) Hazardous Substance Sites

(1) CERCLA §107 Liability

Anderson University is not potentially liable for the contamination at the site and affirms that it is exempt from CERCLA §107 Liability as a bona fide prospective purchaser. The university acquired the property after completing reasonable and customary inquiries into the history of the property and entered into Voluntary Cleanup Contract (VCC) 12-6140-NRP with the South Carolina Department of Health and Environmental Control (SCDHEC) prior to purchase. Anderson University was in no way responsible for the generation or disposal of substances which caused contamination at the subject property. Since acquiring the property, the university has made attempts to minimize exposure by protecting it from intrusion and posting notices of its hazardous conditions.

(2) Information on Liability and Defenses/Protections

a. Information on the Property Acquisition

The Former Pro Weaver Property was acquired by Anderson University in 2012 from Mr. Cordes Seabrook after Pro Weave, LLC went into bankruptcy and the mortgage reverted to the previous owner. Mr. Seabrook offered the property to Anderson University for a nominal sum with the intention that the property could be used as part of the wetlands park project. Anderson University paid back taxes owed on the site and assumed full ownership on December 17, 2012. Ownership is fee simple title. There are no familial, contractual, corporate or financial relationships between Anderson University and prior owners or operators of the property.

b. Timing and/or Contribution Toward Hazardous Substances Disposal

All industrial activities and/or disposal of hazardous substances at the site occurred prior to Anderson University's acquisition of the property. The university did not cause or contribute to any release of hazardous substances at the site. The conservancy has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

c. Pre-purchase Inquiry

A Phase I ESA was completed in June 2012 for Anderson University by Spero Corporation, and Phase II ESAs were performed in July 2012 by Spero Corporation and July 2016 by Tetra Tech for Anderson University. The more recent Phase II activities were supported by an EPA TBA. An ABCA was also prepared by Tetra Tech. Spero is a local environmental engineering firm that specializes in commercial real estate development and professional environmental services. Tetra Tech is a global consulting, engineering and construction management company with more than 16,000 employees. The company supports government and commercial clients by providing services related to water, environment, infrastructure, resource management, energy and international development. The Phase I ESA completed by Spero on June 19, 2012 was within 180 days of the acquisition of the property by Anderson University.

d. Post-Acquisition Uses

The property has remained unused and vacant since acquisition by Anderson University.

e. Continuing Obligations

The site has remained inactive. Since acquiring the property, Anderson University has made attempts to minimize exposure by protecting it from intrusion and posting notices of its hazardous condition. The university is taking measures to prevent future releases by not allowing access to the site and by not operating on the property. Anderson University is committed to complying with all land-use restrictions and institutional controls; assisting and cooperating with those performing the cleanup and providing access to the property; complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and providing all legally required notices.

(b) Property Ownership Eligibility – Petroleum Sites

The site is not a petroleum site. This section shall be disregarded as per the instructions.

CLEANUP AUTHORITY AND OVERSIGHT

In 2012, Anderson University entered into a Non-Responsible Party Voluntary Cleanup Contract with the State of South Carolina for the Former Pro Weave Property.

This project will be managed by the division responsible for grants management supported faculty familiar with hydrology, biology and wetlands management. Anderson University will seek the technical expertise of an environmental consultant to manage, oversee and complete the cleanup activities at the Former Pro Weave Property. The university released a Request for Qualifications in November 2016 to select a qualified consultant with significant brownfields experience through a competitive process in accordance with the competitive procurement provisions of 2 CFR 200.317 through 200.326.

Direct access to the property is available along Williamston Road. Based on the cleanup scope outlined in the draft ABCA, access to neighboring properties is not anticipated to conduct the cleanup, sampling and monitoring activities under this project. However, Anderson University has a good relationship with the adjacent property owner and does not anticipate any problem with access if it is needed.

STATUTORY COST SHARE

Anderson University will provide the \$40,000 (20 percent) cost share as a cash match (\$27,000), the in-kind contribution of the project manager's time at a rate of \$50/hour (\$10,000 = \$50 x 200 hours), travel expenses to the new grantees workshop in November of 2017 and the National Brownfields Conference in December of 2017, as well as other pertinent workshops and conferences (\$2500), and cost of published brochures and other informational material (\$500). These commitments are documented in the commitment letters which are attached.

COMMUNITY NOTIFICATION

Anderson University provided the community with a notice of intent to apply for an EPA brownfields grant and the draft Analysis of Brownfields Cleanup Alternatives by public meeting on December 1, 2016. A public notice of this intent was also published in the *Independent Mail* – a local newspaper, the university's website (www.andersonuniversity.edu), and the university's Facebook page on November 23, 2016. In addition, an article about the upcoming meeting was printed in the *Independent Mail* on November 30, 2016. At the meeting, the community was provided the opportunity to comment on a draft of this proposal and the draft ABCA. Copies of these documents were made available at the meeting, are made available upon request to all inquiries from the public notice and are available in hard copy at the campus library, which is

open to the public. Copies of public comments received and our response along with meeting notes, the community notification ad and sign-in sheets are attached.

Internal Revenue Service P.O. Box 2508 Cincinnati, OH 45201

Date: JUN 27 2006

ANDERSON UNIVERSITY 316 BOULEVARD ANDERSON, SC 29621-4002



Department of the Treasury

Person to Contact:

Roger Meyer ID# 31-07707

Toll Free Telephone Number:

877-829-5500

Employer Identification Number:

57-0324906

Dear Sir or Madam:

Di.

This is in response to your request of May 24, 2006, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in July 1935 that recognized you as exempt from Federal income tax. Our records further indicate that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(1) and 170(b)(1)(A)(ii).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely

Cindy Westcott

Manager, Exempt Organizations

Determinations

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July 21, 2016

Mr. Bob Rosen Brownfields Project Manager U. S. Environmental Protection Agency, Region 4 61 Forsyth Street, SW, 11th Floor Atlanta, GA 30303-3104

Subject: Final Analysis of Brownfields Cleanup Alternatives

Anderson University Targeted Brownfields Assessment (TBA)

Anderson, Anderson County, South Carolina

EPA Contract No. EP-S4-14-03

Technical Direction Document No. TT-06-005

Dear Mr. Rosen:

The Tetra Tech Inc. (Tetra Tech) Superfund Technical Assessment and Response Team (START) is submitting the final Analysis of Brownfields Cleanup Alternatives (ABCA) for the Anderson University site located in Anderson, Anderson County, South Carolina. This final ABCA was prepared in support of the Phase II environmental site assessment (ESA) conducted as part of a Targeted Brownfields Assessment (TBA) for the site. This report includes figures that present the site location, layout, and soil, groundwater, and sediment sampling locations (Enclosure 1); a table that presents asbestos containing materials (ACM) with greater than 1 percent asbestos (Enclosure 2); a summary of the assumptions and costs associated with the cleanup alternatives outlined in this ABCA (Enclosure 3); and preliminary diagrams of the site redevelopment plans as the Rocky River Nature Park (Enclosure 4).

SITE BACKGROUND

The Anderson University TBA site (the site) is located at 821 Williamston Road in Anderson, Anderson County, South Carolina. The site is the location of a former industrial facility and includes 2.51 acres of land occupied by an approximate 28,900-square-foot warehouse, an approximate 840-square-foot mobile home, and an approximate 950-square-foot house. All buildings have been vandalized, and a fire caused the collapse of the northeastern corner of the warehouse (see Figures 1 and 2 in Enclosure 1).

The site is located in a residential and industrial area just outside the city limits of Anderson. The site is bordered by commercial and industrial properties to the east with residential properties beyond; by Williamston Road to the south with a vacant property, commercial and industrial properties, and wooded land beyond; and by undeveloped land and Rocky River to the north and west.

In June 2012, Spero Corporation (Spero) conducted a Phase I ESA at the site, which identified several recognized environmental conditions (RECs). Based on historical aerial photographs, the site was developed by 1965 as an industrial facility. Textile machinery was present in the warehouse. Textile companies typically used hazardous chemicals, such as solvents, oils, and lubricants; and generated hazardous waste during routine operations. A natural gas-fired boiler, manufactured in 1975, was observed in the warehouse. Overhead gas heaters and significant staining on the floors were observed throughout the warehouse. Several drums and an aboveground storage tank (AST) were also observed in the warehouse. A suspect pipe, possibly a vent pipe to an underground storage tank (UST), was observed near the natural gas lines along the eastern side of the warehouse. Additionally, containment berms typically associated with an AST were observed on the northern side of the warehouse. A floor drain was also observed in the warehouse, and an additional floor drain was noted outside of and adjacent to the

front of the warehouse. Floor drains typically drain to an oil-water separator system before discharging to a septic or sanitary sewer. There is no record that municipal sewer service was provided to the site. The site was previously occupied by a chemical company; however, specific information regarding this former chemical company is not known.

In July 2012, Spero conducted a Phase II ESA. Four groundwater samples and five soil samples were collected at the site. 1,1,2,2-Tetrachloroethane was detected in one soil sample collected from the rear of the building at a concentration that exceeded the U.S. Environmental Protection Agency (EPA) Risk-Based Protection of Groundwater Soil Screening Level (SSL). Bis(2-ethylhexyl)phthalate was detected in two groundwater samples at concentrations that exceeded the EPA Maximum Contaminant Level (MCL). Fifteen other constituents, including 13 tentatively identified compounds that do not have established drinking water standards, were also detected in groundwater samples.

The site is currently vacant. Access to the exterior of the site and interior of the on-site buildings is unrestricted. In December 2012, Anderson University purchased the site, with plans to develop an environmental discovery center for the nearby Rocky River Swamp Nature Park Project.

SITE VISITS

In 2014, 2015, and 2016, Tetra Tech, on behalf of EPA, conducted a TBA at the property, consisting of a Phase II ESA. In December 2014, Tetra Tech personnel conducted an initial site visit at the property and identified RECs, visually inspected the on-site buildings and structures for possible asbestos-containing materials (ACM), and identified other environmental hazards on the property. These activities provided the basis for a Phase II sampling strategy. For more details, see *Phase II Environmental Site Assessment Report: Anderson University TBA*, prepared for EPA by Tetra Tech in July 2016. The following issues were identified during the site visit:

- Evidence of fire was observed throughout all sections of the warehouse.
- A floor trench was observed in the eastern portion of the warehouse. The trench begins and ends within the warehouse, and the bottom of the trench is soil. The trench could have been a remnant from construction activities.
- A suspect pipe, leading to a possible UST, was observed along the eastern side of the warehouse.
- Numerous suspected ACM were identified throughout the three on-site buildings.

Observations during the site visit confirmed the RECs identified during the 2012 Phase I ESA. The historical use of the site as an industrial facility could have led to contamination of soil, sediments, and groundwater. The suspect pipe located along the eastern side of the warehouse is also of concern, as it could lead to an UST. Tetra Tech suspects the presence of asbestos in the on-site buildings based on the dates of construction.

PHASE II ACTIVITIES

Based on the results of the initial site visit, EPA concluded that a Phase II ESA was appropriate to assess the presence and nature of contamination, if any, on site. Phase II ESA activities were conducted during three sampling events. During the week of March 2, 2015, Tetra Tech collected nine surface soil, eight subsurface soil, three sediment, four groundwater, and 67 ACM samples. Soil, sediment, and groundwater sample stations are depicted on Figure 3 in Enclosure 1 and a list of ACM samples with



greater than one percent asbestos is provided in Enclosure 2. A geophysical survey conducted on the eastern side of the warehouse did not result in the detection of an UST.

On July 1, 2015, Tetra Tech collected additional samples to fill data gaps related to a potential petroleum release identified during the March 2015 sampling event. Specifically, Tetra Tech collected five surface, soil, five subsurface soil, one sediment, and four groundwater samples (see Figure 3 in Enclosure 1 for the sample station locations).

On February 24, 2016, Tetra Tech collected additional soil samples to fill data gaps related to potential hexavalent chromium, arsenic, and lead contamination identified in July 2015 below the warehouse floor and additional suspected ACM samples from multi-layered suspected ACM and homogeneous areas (HA) in the three on-site buildings that required further characterization. Specifically, Tetra Tech collected 16 surface soil and five subsurface soil samples (see Figure 4 in Enclosure 1 for the sample station locations). Tetra Tech also collected 77 suspected ACM samples; a summary of samples that contained greater than one percent asbestos is provided in Enclosure 2.

For full details of the three sampling events, see *Phase II Environmental Site Assessment Report: Anderson University TBA*, prepared for EPA by Tetra Tech in July 2016.

The analytical results for samples collected during the Phase II ESA are summarized below:

- Ethylbenzene, benzo(a)pyrene, naphthalene, arsenic, hexavalent chromium, and several additional metals (barium, copper, lead, iron, mercury, and thallium) were detected above their comparison criteria in surface and subsurface soil samples collected throughout the property. The reported average concentration of arsenic in surface and subsurface soils in the Piedmont region of South Carolina, where Anderson County is located, is above the concentrations detected in the surface soil samples collected at the site.
- Bis(2-ethyl hexyl) phthalate, chromium, and several additional metals (copper, lead, nickel, and zinc) were detected above their EPA Region 4 sediment screening values in sediment samples collected in 2015 from the wetland located west of the on-site buildings.
- Ethylbenzene, m+p-xylenes, 2-methylnaphthalene, naphthalene, dieldrin, arsenic, cobalt, iron, lead, and manganese were detected in groundwater samples above their EPA Regional Screening Levels (RSLs) for tapwater. Ethylbenzene and lead were detected in two groundwater samples above EPA MCLs and South Carolina Department of Environmental Control (SCDHEC) MCLs. Based on the topographic relief of the property, groundwater appears to flow toward the west into the wetlands.
- Thirty seven individual suspected ACM samples collected from nine HAs, some of which contained multiple layers, contained asbestos at greater than 1 percent.

CLEANUP ALTERNATIVES

This section presents options, recommendations, and estimated costs for addressing environmental concerns identified at the site (see also Enclosure 3). Anderson University plans to demolish the on-site buildings and develop the property as a discovery center for the planned Rocky River Nature Park project (see Enclosure 4).



Options for addressing the contaminated media present at the site are provided in the following sections. These options were prepared based on estimated quantities related to the sample locations and analytical results for the areas assessed. Cost inputs were generated from experience on similar sites and RSMeans Cost Data 2016.

ASBESTOS-CONTAINING MATERIALS

During the Phase II ESA, 144 suspected ACM samples were analyzed for asbestos by polarized light microscopy (PLM) and 12 samples of non-friable organically bound materials that were negative by PLM were confirmed to be negative using transmission electron microscopy (TEM). Some ACM samples contained multiple layers resulting in 210 individual samples analyzed by the laboratory. Thirty seven of the individual ACM samples contained asbestos at greater than 1 percent. These samples were collected from popcorn texture ceiling drywall joint compound, 12-inch by 12-inch floor tile, mastic located beneath carpet, roof sealant, and light gray caulk (see Enclosure 2).

Option 1: No Action

No action is a zero cost option. This option is not feasible because Anderson University intends to demolish the on-site buildings to redevelop the site as a discovery center for the Rocky River Swamp Nature Park Project. The SCDHEC, Asbestos Program requires a demolition asbestos project license to demolish structures with ACM. Also, state and federal regulations require that friable materials be removed prior to renovation or demolition.

Option 2: Abatement

The popcorn ceiling texture, drywall, and joint compound (HAs 5, 6A, 6B, 7, and 8) located in the house, mobile home, and offices on the first and second floors of the warehouse are friable ACM. Friable ACM must be removed prior to demolition by a State Licensed Asbestos Contractor in accordance with applicable federal, state, and local regulations. The 12-inch by 12-inch floor tiles beneath carpet in the closet of the house (HA 12); the light grey caulk on windows on the east side of the warehouse (HA 17); and roofing materials on the mobile home, house, and warehouse (HAs 20, 21, and 22) are Category I non-friable material and may remain during the building's demolition as long as they are not subject to grinding, cutting, sanding, or abrading. However, it may be more economical to remove the non-friable ACM prior to demolition. Once removed, friable and non-friable ACM should be segregated from construction and demolition debris and should be disposed of in a manner that is consistent with local, state, and federal regulations that govern the disposal of friable and non-friable Category I ACM.

Prior to the commencement of asbestos abatement, an asbestos demolition license application must be requested from SCDHEC at least 10 days before the start of the demolition. In addition, a National Emissions Standard for Hazardous Air Pollutants (NESHAP) demolition asbestos survey report must be submitted with the asbestos demolition license application, must not be more than 3 years old, and must kept on site where the demolition is taking place until the demolition is completed. As part of this TBA, Tetra Tech prepared a NESHAP demolition asbestos survey report for the site, which was submitted under separate cover.

During the Phase II ESA, Tera Tech estimated quantities of all ACM sampled (see Enclosure 2). Abatement and disposal costs for ACM at the site is as follows:

• About 1,478 ft² of multi-layered ACM that includes popcorn texture and joint compound on ceiling drywall and smooth ceiling drywall at \$4.50 per ft²; estimated cost is \$6,651



- About 70 ft² of floor tiles and mastic at \$2 to \$4 per ft²; estimated cost is \$140 to \$280
- About 40 linear feet of caulk on windows at \$2 to \$4 per linear feet, estimated cost is \$80 to \$160
- About 16,200 ft² of roofing materials at \$7.00 per ft²; estimated cost is t \$113,400.
- The cost for SCDHEC to process the asbestos demolition license application is 10 percent of the measured amount of linear feet and/or square feet of ACM present (represented as dollars). Therefore, the cost to process the asbestos demolition license application for the ACM present at the site is about \$1,778.80 (40 linear feet plus 17,748 ft²).

CONTAMINATED SOIL AND SEDIMENT AT THE SITE

Option 1: No Action

No action is a zero cost option. Surface and subsurface soil contained ethylbenzene, benzo(a)pyrene, naphthalene, arsenic, hexavalent chromium, lead, mercury, and other metals above RSLs for residential soil or industrial soil. Lead and hexavalent chromium were the only contaminants detected above EPA Removal Management Levels (RMLs) for residential soils. There were no detections above RMLs for industrial soil. For EPA removal actions, sediments are evaluated similar to soil. Sediment samples did not contain contaminants above RMLs. RMLs are used to help identify areas, contaminants, and conditions where a removal action may be appropriate; however, sites where contaminant concentrations fall below RMLs, are not necessarily "clean." In some cases, further action or study may be warranted. Also, sites with contaminant concentrations above the RMLs may not necessarily warrant a removal action; factors including location and depths of construction, the use of site-specific exposure scenarios, or other program considerations may need to be evaluated.

Option 2: Limited Soil Excavation

The Phase II ESA revealed organic and inorganic contamination at the property. The primary contaminants of concern include lead and hexavalent chromium below the warehouse floor and ethylbenzene west of the on-site mobile home. As a result, soil excavation is anticipated after the demolition of the on-site buildings. Lead and hexavalent chromium were detected above RMLs in surface soil samples at station AU12 (in Grid 4 only) up to 1 foot below the warehouse floor in the western portion of the warehouse. Lead also was detected in surface soil samples, up to 1 foot below the warehouse floor, in grids G1 and G10, also located in the western portion of the warehouse (see Figure 4 in Enclosure 1). Contaminant concentrations in surface soil samples at all other sampling stations and in all subsurface soil samples were below RMLs.

Ethylbenzene was detected up to 53,000 micrograms per kilogram ($\mu g/kg$) in a subsurface soil sample collected at 11 to 12 feet below ground surface (bgs). This concentration is not above the EPA RMLs of 580,000 $\mu g/kg$ and 2,500,000 $\mu g/kg$ for residential and industrial soil, respectively. Because ethylbenzene was detected in groundwater at this location above MCLs, soil excavation is considered for this cleanup option. During sampling activities, asphalt fill material was observed in the soil boring and petroleum odors were noted.

Based on the information above, the volume of soil that would require excavation below the warehouse floor (station AU12 in Grid 4, and Grids 1 and 10) is about 195 cubic yards (yd³). The area was delineated as 5,265 square feet (ft²) at a 1 foot depth. Soil samples generally were collected from the center of the grids; therefore, the area of each grids was used to determine the estimated area that requires excavation (see Figure 4 in Enclosure 1). The volume of soil that would require excavation in the vadose zone at sampling station AU01 located west of the mobile home to address ethylbenzene contamination is about 185 yd³. The area was delineated by measuring from sample station AU01 to points half way



between AU01 and the closest samples where ethylbenzene was not detected. The estimated area is about 625 ft² down to a depth of about 8 feet (see Figure 3 in Enclosure 1).

Costs for excavation, disposal, and clean backfill range from about \$120 to \$150 per yd³ of soil. Therefore, the estimated costs for the localized soil excavation below the warehouse floor range from \$23,400 to \$29,250 and the cost for localized soil excavation west of the mobile home range from \$22,200 to \$27,750. In addition, oversight of the removal contractor by an environmental consultant is anticipated to cost about \$2,500 over a 2-day period for the soil excavation and site restoration activities. The combined estimated cost for soil excavation ranges from \$48,100 to \$59,500.

Option 3: Land Use Controls

Land use controls include implementing engineering and institutional controls that will leave the contaminants in place and is a viable option based on demolition and redevelopment of the site into a discovery center for the planned Rocky River Nature Park Project. It is likely that the new building on the property will cap the area of lead and hexavalent chromium contamination. These contaminants are not expected to pose a health threat once capped. Ethylbenzene was not detected above its RML; therefore, the area on the western side of the mobile home where ethylbenzene was detected at about 11 to 12 feet below ground surface can be capped with soft and hard landscape or a parking area for the discovery center. These institutional controls could affect future unrestricted use of these portions of the property; however, this option may be the most economical and feasible for current intended use. If the new building and parking areas serve as engineering controls, the cost for land use controls will only involve developing and implementing institutional controls, such as notifications or deed restrictions. The estimated cost for this option range from \$3,000 to \$6,000.

GROUNDWATER UNDERLYING THE SITE

Option 1: Take No Action

No action is a zero cost option. Based on the sampling results and the low potential for exposure to contaminated groundwater or sediment, this is a feasible option. Ethylbenzene and lead were detected above their EPA and SCDHEC MCLs in a groundwater sample collected at sample station AU01 immediately west of the mobile home in the western portion of the property, and lead was detected above its MCL in a groundwater sample collected at sample station AU11 located further downgradient in the western portion of the property near the on-site wetlands (see Figure 3 in Enclosure 1). If soil excavation in conducted, the source of groundwater contamination will be addressed, resulting in subsequent reductions in ethylbenzene and lead contamination.

During the site visit, Tetra Tech conducted a well survey within 0.5 mile of the site and drinking water wells were not identified. The area surrounding the site is provided drinking water by the City of Anderson so the potential to use groundwater during the current intended use is low.

A sediment sample collected at station AU10, located along the eastern edge of the on-site wetlands, downgradient of these groundwater samples to evaluate potential releases to the wetlands showed lead above the EPA Region 4 sediment screening value. This sediment sample lead concentration was not above the EPA removal management level of 400 milligrams per kilogram for residential soil. Therefore, the potential for future exposure to construction workers, and workers and patrons of the planned discovery center for the Rocky River Nature Park project is low.



VAPOR INTRUSION SCREENING

Option 1: Take No Action

No action is a zero cost option. This option is feasible because if soil excavation is conducted, the suspected source of groundwater contamination is expected to be eliminated. In addition, the depth of excavation is anticipated to be about 8 feet. However, this option may not fully address the potential for vapor intrusion within new buildings where their footprint overlie sampling station AU01. Therefore, additional cleanup options are presented for consideration prior to redevelopment including soil gas sampling after demolition and grading and a vapor mitigation system (VMS).

Option 2: Soil Gas Sampling Prior to Redevelopment

During the Phase II ESA, one subsurface soil sample contained VOCs, which might pose a vapor intrusion threat in future buildings on the property, if the footprint is planned above sampling station AU01. Subsurface soil samples collected from sample station AU01 in the southwestern portion of the property contained ethylbenzene and naphthalene. The vapor intrusion screening calculator (VISL) does not calculate the risk of carcinogens from organic compounds in soil. A groundwater sample, collected from sample station AU01, contained ethylbenzene at 1,600 microliters per liter (μ g/L), which is above the EPA and SCDHEC MCL of 700 μ g/L. Using the VISL calculator, the groundwater concentration of 1,600 μ g/L yields a calculated indoor air concentration of 515 micrograms per cubic meters (μ g/m³), which is above the EPA RSL of 4.9 μ g/m³ for industrial (non-residential) structures. The EPA 2015 Vapor Intrusion Guidance Manual indicates that commercial values be used for structures that are not residential.

After the buildings have been demolished and the property has been graded, Tetra Tech recommends collecting soil gas samples to assess the conditions at the planned locations of new buildings prior to construction to determine if the soil and underlying groundwater might impact air quality in the new buildings. Four soil gas samples will cost approximately \$1,300 and labor and travel for one senior scientist to conduct 8-hour soil gas sampling is about \$1,200. Therefore, soil gas sampling is estimated to cost about \$2,500. Based on the Phase II ESA sampling and the isolated nature of ethylbenzene at the site, future impacts from vapor intrusion is anticipated to be low.

Option 3: Vapor Mitigation System

If soil gas sampling at the on-set of the construction phase reveals soil vapors above RSLs for commercial structures, a VMS can be installed underlying the planned buildings to provide a preferential pathway for the release of vapors in the subsurface. Based on preliminary diagrams obtained from the TBA applicant, an approximately 10,000 ft² community room is proposed for the property in the vicinity of sample station AU01 where ethylbenzene was detected. A sub-slab VMS is a feasible option for the community room, which is likely will have a slab on grade foundation. A durable VMS usually includes a passive venting system under a 60 to 80 millimeter (MIL) spray-applied vapor barrier between 2 layers of chemical resistant 5 MIL high density polyethylene layers. A spray-applied VMS provides a good seal around utility entry points and can withstand deferential building settlement because the spray applied core is a rubberized asphalt that stretches. The design of a spray-applied VMS is estimated to cost about \$5,000 to \$7,000 and the installation ranges from \$2 to \$4 per ft², or \$20,000 to \$40,000 for a 10,000 ft² building. Additional costs associated with the installation of a VMS include a consultant to oversee the installation (about \$5,000), preparation of a VMS installation report (about \$3,500), and post-installation performance monitoring and inspection (\$1,300 per inspection). Therefore, the estimated cost for a VMS system for the community building ranges from \$34,800 to \$56,800.



POTENTIAL CLIMATE CHANGE CONDITIONS

The remedial alternatives discussed above were evaluated for the site in light of reasonably foreseeable changing climate conditions, including rising sea levels, increased frequency and intensity of flooding, and extreme weather events. Sources of information used to conduct this evaluation include:

- Scenarios for Climate Assessment and Adaptation, which was accessed on-line at: http://scenarios.globalchange.gov/content/scenarios
- Climate Explorer, which was accessed on-line at: http://toolkit.climate.gov/climate-explorer/?tp=g_a¢er=-9355279.1,4519567.9&zoom=4&p=L&layers=aag:1

The site is located just outside of Anderson, a highly urbanized area in western South Carolina. The site is relatively flat and slopes gently to the northern and western property boundaries. The site is located on filled land along a wetland area that is part of the Rocky River. The western property boundary is within the 100-year flood plain of Rocky River. Other factors associated with climate change, including increases and decreases in temperature, potential for wildfires, and extreme weather events like hurricanes, and the location of the site in the 100-year flood plain of the Rocky River are not expected to adversely affect the cleanup alternatives discussed above.

CONCLUSIONS

Based on the Phase II ESA, information presented in this ABCA, and experience at similar sites, Tetra Tech recommends the following:

- Before any building demolitions can take place, ACM identified in the Phase II ESA report should be removed and disposed of by a qualified abatement contractor.
- Before redevelopment begins, a limited soil excavation is recommended to address lead, hexavalent, and ethylbenzene contamination identified during the Phase II ESA.
- Soil gas sampling should be conducted to assess the conditions at the planned locations of new buildings prior to construction if the building footprint will overly the location where ethylbenzene was detected in subsurface soil and groundwater.
- If groundwater use changes in the immediate vicinity of the site, groundwater contaminants that exceed MCLs should be monitored to insure that groundwater resources to nearby properties are not impacted.
- After the current buildings have been demolished and the property has been graded, soil gas sampling to assess the conditions if the new building footprint will overlie the southwestern portion of the property.
- If soil gas sampling indicates potential indoor air concerns, a VMS to provide a preferential pathway for the release of vapors from the subsurface.

Based on the Phase II ESA, the remedial alternatives presented, the low potential for future vapor intrusion impacts, and the climate change scenarios evaluated, Tetra Tech does not anticipate the need to modify the proposed cleanup alternatives to address changing climate conditions.



Disclaimer: This ABCA has been prepared in accordance with EPA standards. The cleanup alternatives are based on our understanding of existing site conditions at the time field sampling was conducted. While every effort has been made to adequately characterize site conditions, the full extent of contamination may prove to be greater or less than what is represented herein. As a result, the actual cost of implementing cleanup options may vary.

If you have any questions regarding this analysis, please call me, Sandra Harrigan, at (678) 775-3088.

Sincerely,

Sandra Harrigan ⁽

Tetra Tech START IV Project Manager

Andrew F. Johnson

Tetra Tech START IV Program Manager

Enclosure (4)

cc: Katrina Jones, EPA Project Officer

Angel Reed, Tetra Tech START IV Document Control Coordinator



ENCLOSURE 1

FIGURES

(Four Pages)

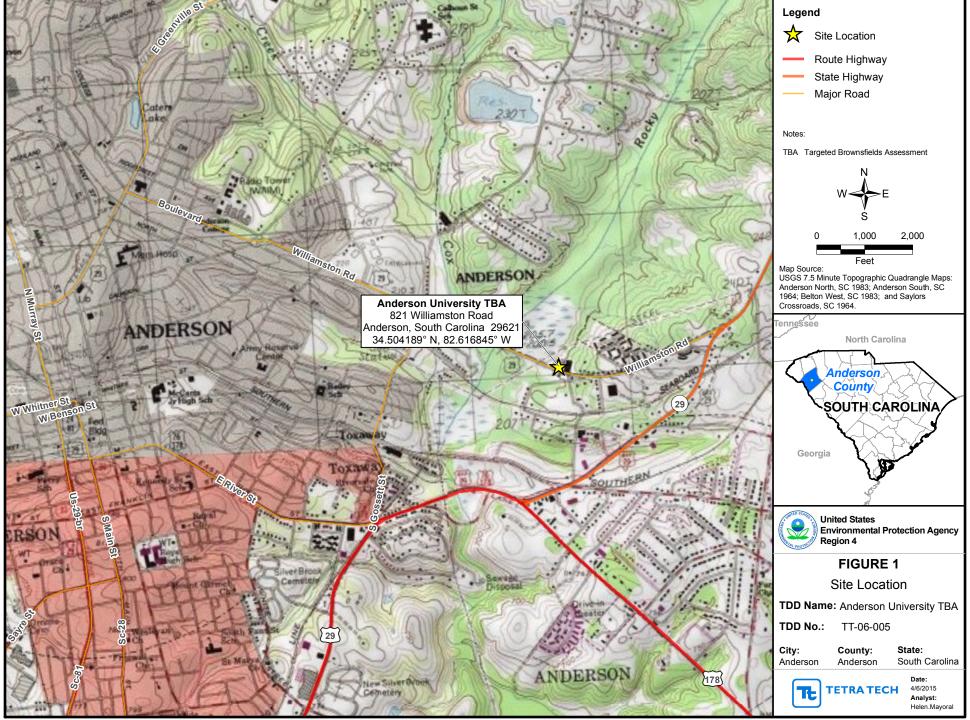
Figure

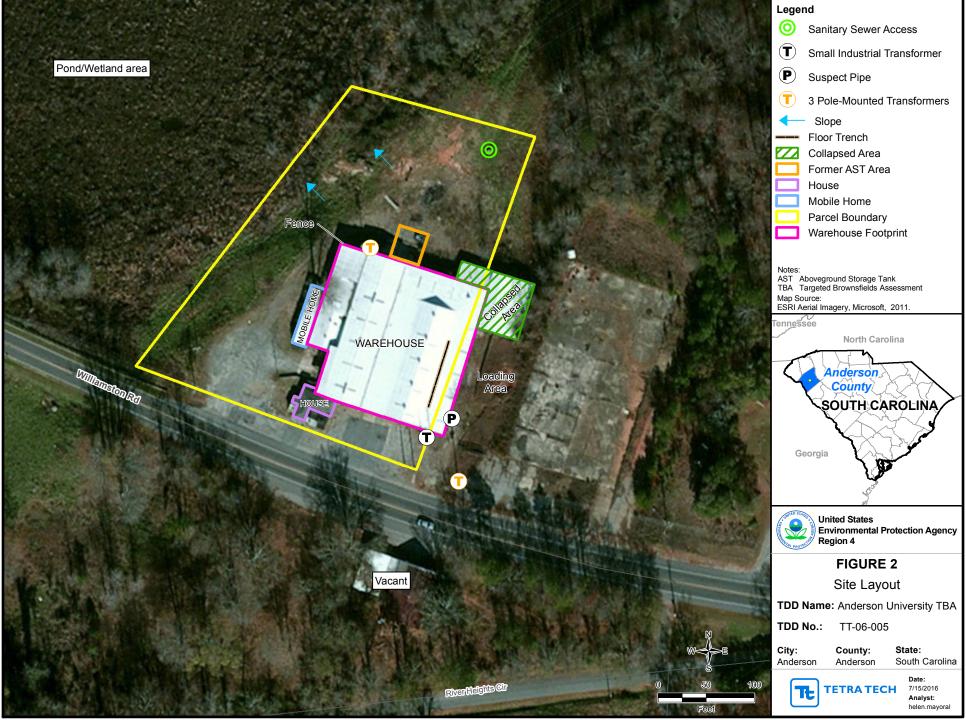
Figure 1 SITE LOCATION
Figure 2 SITE LAYOUT

Figure 3 SAMPLE LOCATIONS

Figure 4 2016 DELINEATION AND GRID SOIL SAMPLE LOCATIONS











ENCLOSURE 2

LIST OF ACM SAMPLES WITH ASBESTOS GREATER THAN ONE PERCENT

(Two Pages)



FRIABLE ASBESTOS CONTAINING MATERIALS ASBESTOS GREATER THAN 1 PERCENT

НА	SAMPLE ID ^{1, 2} (March 2, 2015) Feb. 24, 2016	MATERIAL DESCRIPTION	ASBESTOS TYPE	ESTIMATED QUANTITY (SF OR LF) ³	LOCATION
5	(AU-CD1-01) (AU-CD1-02) (AU-CD1-03) AU2-CD1-01 AU2-CD1-02 AU2-CD1-03	Popcorn texture ceiling drywall (paint, and tape)	(NAD) 2% to 7% Chrysotile	610 SF	House – white paint on textured compound, and tape on white fine grained compound. Room A, B, and C
6A	(AU-CDJC1-04) (AU-CDJC1-05) AU2-CDJC2-01 AU2-CDJC2-02 AU2-CDJC2-03	Popcorn texture ceiling drywall joint compound	(5% Chrysotile) 7% Chrysotile	812 SF	Warehouse Office B1- First and second floor Textured compound with imbedded tape
6B	(AU-CDJC1-01) (AU-CDJC1-02) (AU-CDJC1-03) AU2-CDJC1-01 AU2-CDJC1-03	Popcorn texture ceiling drywall and joint compound (textured compound with embedded tape, and paint on compound)	(NAD) 2% to 8% Chrysotile	Multi-layer (Included in HA 5)	House – Room A and Room C
7	(AU-CD1-04) (AU-CD1-05) AU2-CD2-01 AU2-CD2-02 AU2-CD2-03	Smooth ceiling drywall	(NAD) 2% to 4% Chrysotile	Multi-layer (included in HA 6A)	Warehouse – Office B1 first and second floors
8	(AU-CDJC2-01) (AU-CDJC2-02) (AU-CDJC2-03) AU2-CDJC3-01 AU2-CDJC3-03	Paint on light beige fine grained compound	(NAD) 10% Chrysotile	56 SF	House – RR1 and RR2
12	(AU-F3-01) (AU-F3-02) (AU-F3-03) AU2-F4-01 AU2-F4-02 AU2-F4-03	12"x12" tan floor tile and mastic beneath carpet.	(7% Chrysotile) 20% Chrysotile	70 SF	House - Closet floor tile under carpet
	Total An	nount of Friable Asbesto	1,548 SF		



NON-FRIABLE ASBESTOS CONTAINING MATERIALS ASBESTOS GREATER THAN 1 PERCENT

НА	SAMPLE ID ^{1, 2} (March 2, 2015) Feb. 24, 2016	MATERIAL DESCRIPTION	ASBESTOS TYPE	ESTIMATED QUANTITY (SF OR LF) ³	LOCATION
17	AU-MC1-01 AU-MC1-02	Light grey caulk	35% Chrysotile	40 LF	Warehouse – East window
20	AU2-RM1-01 AU2-RM1-02 AU2-RM1-03	Dirty white, very thin coating, silvery compound with fibers, beige compound with fibers	7% to 12% Chrysotile	900 SF	Mobile Home – Roof sealant
22	AU2-RM2-01	Weathered tar nodules, and silvery paint debris	3% to 7% Chrysotile	300 SF	House – Flat roof
21	AU2-RM3-01 AU2-RM3-03 AU2-RM3-04 AU2-RM3-06	Silvery compound with fibers, and fibrous tar	8% to 17% Chrysotile	15,000 SF	Warehouse – East roof portion
	Total Amount of Non-friable Asbestos				d 16,200 SF

Notes:

- Sampled with a site identification code of AU and presented in parenthesis were collected on March 2, 2015. Samples with a site identification code of AU2 and presented without parenthesis were collected on February 24, 2016.
- Some ACM samples contained multiple layers that were analyzed separately. In such cases, the sample number is listed only once.
- The quantities noted in the table are field estimates measured during sampling activities. The client or contractor should confirm estimates before an abatement proposal or regulatory notification documents are prepared.
- % Percent
- AU Anderson University samples collected in March 2015 AU2 Anderson University sample collected in February 2016
- CD Ceiling drywall
- CDJC Ceiling drywall joint compound
- F Flooring
- HA Homogeneous area
- LF Linear feet
- MC Miscellaneous material NAD No asbestos detected RM Roofing material SF Square feet



ENCLOSURE 3

COSTS AND ASSUMPTIONS ASSOCIATED WITH CLEANUP OPTIONS

(Three Pages)



COSTS AND ASSUMPTIONS ASSOCIATED WITH CLEANUP OPTIONS

Remedial Alternative	Cost (USD)	Assumptions ^{1, 2}
	· · · · · · · · · · · · · · · · · · ·	Asbestos-Containing Material
Option 1 – No Action	\$0	No action is a zero cost option. This option is not feasible because Anderson University intends to demolish the on-site buildings to redevelop the site as a discovery center for the Rocky River Swamp Nature Park Project. The South Carolina Department of Health and Environmental Control, Asbestos Program requires a demolition asbestos project license to demolish structures with ACM. Also, state and federal regulations require that friable materials be removed prior to renovation or demolition.
	\$120,271 to \$120,491	Removal an disposal of 1,478 square feet of multi-layered popcorn texture and joint compound on ceiling drywall and smooth ceiling drywall estimated at \$6,651
Option 2 – Abatement		Removal and disposal of 70 square feet of floor tiles estimated at \$140 to \$280
		Removal and dispsal of windows with about 40 linear feet of caulking estimated at \$80 to \$160 Removal and disposal of about 16,200 square feet of roofing materials estimated at \$113,400
		Soil Contamination
Option 1 – No Action	\$0	No action is a zero cost option. Only lead and hexavalent chromium were detected above EPA RMLs for residential soils. There were no detections above RMLs for industrial soil. For EPA removal actions, sediments are evaluated similar to soil. Sediment samples did not contain contaminants above RMLs. RMLs are used to help identify areas, contaminants, and conditions where a removal action may be appropriate; however, sites where contaminant concentrations fall below RMLs, are not necessarily "clean." In some cases, further action or study may be warranted. Also, sites with contaminant concentrations above the RMLs may not necessarily warrant a removal action; factors including location and depths of construction, the use of site-specific exposure scenarios, or other program considerations may need to be evaluated.
Option 2 - Limited Soil Excavation	\$48,100 to \$59,500	The Phase II ESA revealed organic and inorganic contamination at the property. The primary contaminants of concern include lead and hexavalent chromium below the warehouse floor and ethylbenzene west of the on-site mobile home. As a result, soil excavation is anticipated after the demolition of the on-site buildings. Lead and hexavalent chromium were detected above RMLs in surface soil samples at station AU12 (in Grid 4 only) up to 1 foot below the warehouse floor in the western portion of the warehouse. Lead also was detected in surface soil samples, up to 1 foot below the warehouse floor, in grids G1, G4, and G10, also located in the western portion of the warehouse. Contaminant concentrations in surface soil samples at all other sampling stations and in all subsurface soil samples were below RMLs.
		Ethylbenzene was detected up to 53,000 micrograms per kilogram (μg/kg) in a subsurface soil sample collected at 11 to 12 feet below ground surface (bgs). This concentration is not above the EPA RMLs of 580,000 μg/kg and 2,500,000 μg/kg for residential and industrial. Because ethylbenzene was detected in groundwater at this location, soil excavation is being considered as a cleanup option. During sampling activities, asphalt fill material was observed in this area and petroleum odors were noted. Based the information above, the volume of soil that would require excavation below the warehouse floor (station AU12 in Grid 4, and Grids 1 and 10) is about 195 cubic yards (yd³). The area was delineated as 5,265 square feet (ft²) at a 1 foot depth. Soil samples generally were collected from the center of the grids; therefore, the area of the grids were used to determine the estimated area that requires excavation. The volume of soil that would require excavation in the vadose zone west of the mobile home to address ethylbenzene contamination is about 185 yd³. The area was delineated by measuring from sample station AU01 to points half way between AU01 and the closest samples where ethylbenzene was not detected. Costs for excavation, disposal, and clean backfill range from about \$120 to \$150 per yd³ of soil. Therefore, the estimated costs for the localized soil excavation below the warehouse floor range from \$23,400 to \$29,250 and the cost for localized soil excavation west of the mobile home range from \$22,200 to \$27,750. In addition, oversight of the removal contractor by an environmental consultant is anticipated to cost about \$2,500 over a 2-day period for the soil excavation and site restoration activities. The combined estimated cost for soil excavation ranges from \$48,100 to \$59,500.



COSTS AND ASSUMPTIONS ASSOCIATED WITH CLEANUP OPTIONS

Remedial Alternative	Cost (USD)	Assumptions ^{1, 2}
Acmediai Antomative	Cost (CSD)	Land Use Controls
Option 3 - Land Use Controls	\$3,000 to \$6,000	Land use controls include implementing engineering and institutional controls that will leave the contaminants in place and is a viable option based on demolition and redevelopment of the site into a discovery center for the planned Rocky River Swamp Nature Park Project. It is likely that the new building on the property will cap the area of lead and hexavalent chromium contamination. These contaminants are not expected to pose a health threat once capped. Ethylbenzene was not detected above its RML; therefore, the area on the western side of the mobile home where ethylbenzene was detected at about 11 to 12 feet bgs can be capped with soft and hard landscape or a parking area for the discovery center. These institutional controls could affect future unrestricted use of these portions of the property; however, this option may be the most economical and feasible for current intended use. If the new building and parking areas serve as engineering controls, the cost for land use controls will only involve developing and implementing institutional controls such as notifications or deed restrictions. The estimated cost would range from \$3,000 to \$6,000.
	1	Groundwater Contamination
Option 1 – No Action	\$0	AU01 immediately west of the mobile home in the western portion of the property, and lead was detected above its MCL in a groundwater sample collected at sample station AU01 located further downgradient in the western portion of the property near the on-site wetlands. If soil excavation in conducted, the source of groundwater contamination will be addressed, resulting in subsequent reductions in ethylbenzene and lead contamination. During the site visit, Tetra Tech conducted a well survey within 0.5 mile of the site and drinking water wells were not identified. The area surrounding the site is provided drinking water by the City of Anderson so the potential to use groundwater during the current intended use is low. A sediment sample collected at station AU10, located along the eastern edge of the on-site wetlands, downgradient of these groundwater samples to evaluate potential releases to the wetlands showed lead above the EPA Region 4 sediment screening value. This sediment sample lead concentration was not above the EPA removal management level of 400 milligrams per kilogram for residential soil. Therefore, the potential for future exposure to construction workers, and workers and patrons of the planned discovery center is low.
		Vapor Intrusion
Option 1 – No Action	\$0	No action is a zero cost option. This option is feasible because if soil excavation is conducted, the suspected source of groundwater contamination would be eliminated. However, this option may not fully address the potential for vapor intrusion within new buildings constructed at the site and unless soil gas sampling is conducted at the locations of new buildings after demolition and before redevelopment, as explained below.
Option 2 - Soil Gas Sampling	\$2,500	Collect four soil gas samples to assess the conditions in the shallow subsurface that might pose vapor intrusion impacts to the new buildings Collection and analysis of four soil gas samples and one senior scientist to conduct the 8-hour sampling event is about estimated to cost about \$2,500.
Option 3 - Soil Gas Sampling	\$34,800 to \$56,800	If soil gas sampling at the on-set of the construction phase reveals soil vapors above RSLs for commercial structures, a VMS can be installed underlying the planned buildings to provide a preferential pathway for the release of vapors in the subsurface. Based on preliminary diagrams obtained from the TBA applicant, an approximately 10,000 ft2 community room is proposed for the property in the vicinity of sample station AU01 where ethylbenzene was detected. A sub-slab VMS is a feasible option for the community room, which is likely will have a slab on grade foundation. A durable VMS usually includes a passive venting system under a 60 to 80 millimeter (MIL) spray-applied vapor barrier between 2 layers of chemical resistant 5 MIL high density polyethylene layers. A spray-applied VMS provides a good seal around utility entry points and can withstand deferential building settlement because the spray applied core is a rubberized asphalt that stretches. The design of a spray-applied VMS is estimated to cost about \$5,000 to \$7,000 and the installation ranges from \$2 to \$4 per ft², or \$20,000 to \$40,000 for a 10,000 ft² building. Additional costs associated with the installation of a VMS include a consultant to oversee the installation (about \$5,000), preparation of a VMS installation report (about \$3,500), and post-installation performance monitoring and inspection (\$1,300 per inspection). Therefore, the estimated cost for a VMS system for the community building ranges from \$34,800 to \$56,800.



COSTS AND ASSUMPTIONS ASSOCIATED WITH CLEANUP OPTIONS

Notes:

Cost inputs were generated from experience on a similar site, RSMeans Cost Data 2016, and quotes from a vendor.

Disclaimer: This ABCA has been prepared in accordance with EPA standards. The cleanup alternatives are based on our understanding of existing site conditions at the

time field sampling was conducted. While every effort has been made to adequately characterize site conditions, the full extent of contamination may prove to be greater

or less than what is represented herein. As a result, the actual cost of implementing cleanup options may vary.

ACM Asbestos-containing materials

AU Anderson University Targeted Brownfields Assessment

ft² Square feet

EPA Environmental Protection Agency

ft² Square feet GW Groundwater

MCL Maximum Contaminant Level

RML U.S. Environmental Protection Agency, Removal Management Level, May 2016

SCDHEC South Carolina Department of Health and Environmental Control

yd³ Cubic yards



ENCLOSURE 4

PRELIMINARY DIAGRAMS OF THE ROCKY RIVER NATURE PARK

(Two Pages)



ROCKY RIVER NATURE PARK



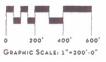














MASTER PLAN



DESIGN ELEMENTS



Discovery Center

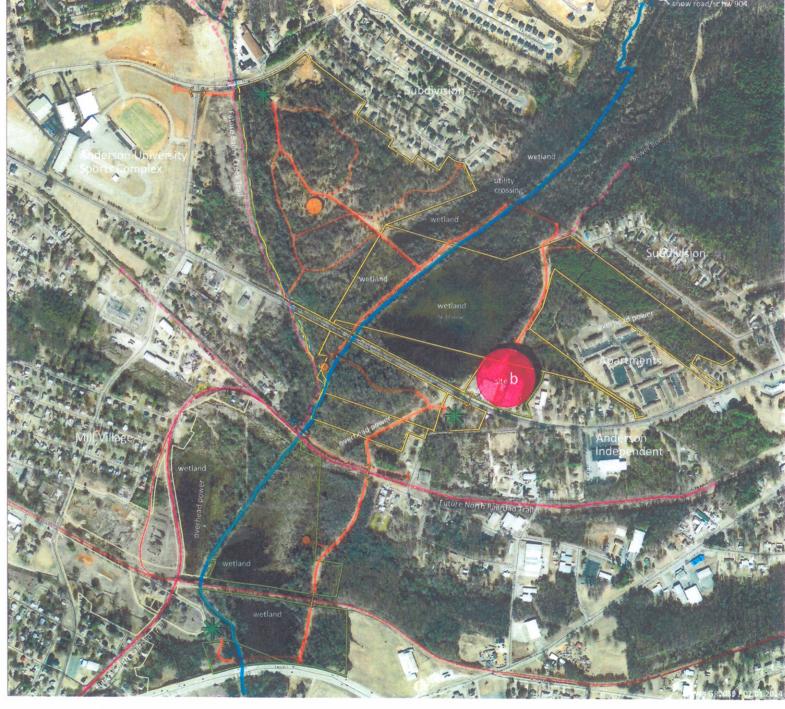
- Water Access
- Trailhead
- Special Place
 - chapel
 viewing area / platform
- Road Crossing
- Water Crossing
- Future Greenway
- **Primary Trail**
- Secondary Trail
- Blueway
- Boardwalk

LEGEND

- Primary Study Area
- Secondary Study Area
- Pickens Railroad

concept diagram **D**





Master Plan Rocky River Nature Park







COMMUNITY NOTIFICATION

Where local meets classifieds

Legals



Liquor Permits

NOTICE OF APPLICATION

Notice is hereby given that THE HOOK SEAFOOD & OYSTER HOUSE Intends to apply to the South Carolina Department of Revenue for a license/permit that will allow the sale and ON premises consumption of BEER, WINE & LIQUOR at 3301 N. MAIN ST. BLYD, ANDERSON SC 29621. To object to the Issuance of this permit/license, written protest must be postmarked no later than NOV 25TH, 2016. For a protest to be valid, it must be in writing, and should include the following information: (1) the name, address and telephone number of the person filling the protest: (2) the specific reasons why the application should be denied; (3) that the person protesting is willing to attend a hearing (if one is requested by the applicant); (4) that the person protesting resides in the same county where the proposed place of business is located or within five miles of the business; and, (5) the name of the applicant and the address of the premises to be licensed. Protests must be malled to: SC Department of Revenue, ABL SECTION, P.O. Box 125, Columbia, SC 29214-0907; or faxed to (803) 895-0116.

Public Notices

ANDERSON UNIVERSITY
ANDERSON, SOUTH CAROLINA
SEABROOK BUILDING BROWNFIELDS
CLEANUP PROJECT
PUBLIC NOTICE: SUBMISSION
OF FPA BROWNFIELDS CLEANUP
GRANT APPLICATION AND ANALYSIS
OF BROWNFIELDS CLEANUP
ALTERNATIVES (ABCA)

Anderson University is submitting a Brownfields Cleanup Grant Application to the United States Environmental Protection Agency (EPA) to conduct cleanup activities at the Seabrook Building at 821 Williamston Road, Anderson, South Carolina 29621. The property is Identified by Tax Map Number 141-19-30-901-900. Brownfields are Identified as real property where the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The grant amount requested is \$200,000 with the University making a match of \$40,900. If funded, the grant will be used for cleanup work as well as community outreach. The cleanup work will be performed in accordance with one of the alternatives outlined in the Analysis of Brownfields Cleanup Alternatives (ABCA). The purpose of the ABCA is to evaluate various cleanup/management alternatives for existing debris and contaminated surface and sub-surface soils. This notice is to inform the community of the preparation of the grant application and the draft ABCA. The ABCA is available for public comment for 30 days starting December 1, 2016, and ending December 31,2016. A draft copy of the ABCA and the draft grant application will be available at the Anderson University office located at 316 Boulevard, Merritt Administration Building, President's Office, Thursday, December 1st until (30 days later). Community input is an integral and meaningful part of this type of project, and public mactom university office located at ABCA and provide comments. This matter will be discussed in a public meeting on Thursday, December 1, 2016 at 4:30 pm at the Intrit Library, Chapman Multimedia Center located at Anderson University Anderson, South

Announcements

LUNG CANCER? And Age 60+?
You And Your Family May Be
Entitled To Significant Cash
Award. Call 895-664-5681 for
Information. No Risk. No
money out-of-pocket.

NEW CITY CONCERN GROUP Looking For Concerned Citzens to come together once a month to discuss issues in the City of Anderson. Call Larry McAbee (864)933-0914

PARANORMAL LECTURE & BOOK SIGNING - Dec. 10 1-3. Free to the Public. Anderson Library Conference Room B. Rsvp; Tony (864)844-7137

TUESDAY, NOVEMBER 29, 2016
is the fast day to redeem
winning tickets in the
following South Carolina
Education Lottery Instant
Games: (SC829 EMERALD 8's

Cemetery Lots

OAKLAWN MEMORY GARDEN Lot 52D space 3 & 4. in Gar den of Falth. Sell for 1900 each, selling both of 2300. 8649327332 (864)224-5022

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Personals

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GAY: 864-551-2620 STRAIGHT: 864-516-8929 18+

Travel/Tours/Tkts

MYRTLE BEACH **CHRISTMAS**

3 DAYS/2 NIGHTS (DEC 1-3) STARTING AT \$350 Alabama Theatre Christmas Show, Aquarium Festival of Trees, Brookgreen Gardens' Night of a 1000 Lights, Georgetown Tour and several meals. Call for more details. **Miss Etta Tours** 864-847-5743

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R12 FREON WANTED Certified buyer will pick up and pay CASH for cylinders and cases of cans. (312)291-9169

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LOST YELLOW FEMALE CALICO CAT in area of pine lane , hurricane creek rd. between liberty hwy & n. main st. Please call (864)934-1613

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GREAT CORNE 117 Winter ST. SELL> 49K! C Dec 10 Mike H: (SCAL) www.l-Realty.co

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Mitchell Finishing Decorative Masonry Slabs, Walk Free est. Call (864

public and community-based organizations are encouraged to review the draft grant application and ABCA and provide comments. This matter will be discussed in a public meeting on Thursday, December 1, 2016 at 4:30 pm at the Thrift Library, Chapman Multimedia Center located at Anderson University Anderson, South Carolina 29621. Interested citizens are invited to attend the meeting interested community-based organizations are also encouraged to contact Dean Woods or Gail Rawls Jeter to provide comments and/or show support. Please contact or send any comments about the grant application and/or draft ABCA to the following: nublic and community-us

Dean Woods
Vice President for Principal Gifts
and Special Assistant to the
President
Anderson University
316 Boulevard, Anderson, SC 29621
DWoods@andersonuniversity, edu
(864) 231-2068 - Phone

Or

Gail Rawls Jeter Cardno, Inc 1812 Lincoln Street, Suite 301 Columbia, South Carolina 29201 Gall Jeter⊕Cardno.com (803) 929-6059 - Phone

Request for Bids

ADVERTISEMENT FOR BIDS CITY OF ANDERSON 401 SOUTH MAIN STREET ANDERSON, SOUTH CAROLINA 29624

Separate sealed BIDS for Separate sealed BIDS for the construction of the City of Anderson Pump Station Replacements will be received by the City of Anderson at Design South Professionals, Inc., Three Linwa Boulevard, Anderson, South Carolina 29621, until 2 p.m., local time on December 22, 2016 at which time the BIDS received will be publicly opened and read aloud. The full bid advertisement may be found at www.cityofandersonsc. found at www.cityofandersonsc.

CITY OF ANDERSON DATE:November 23, 2016 CITY MANAGER: s/Linda P. McConnell

Summons - Defendant

SUMMONS STATE OF SOUTH CAROLINA COUNTY OF ANDERSON IN THE COUNT OF COMMON PLEAS C.A.No: 2016-CP-04-02069

C.A.Ne: 2016-CP-04-02063

Angela Moore, Plaintiff, vs. James Mattison, Defendant. To: James Mattison. YOU ARE HEREBY SUMMONED and required to answer the COMPLAINT in this action, the original of which was filed with the Office of the Clerk of Court for Anderson County on September 13th, 2016 at 9:20 a.m. a copy of which will be delivered to you upon your request, and to serve a copy of your Answer to the said Complaint on the undersigned Attorney for the Plaintiff to James W. Segura, VARNER & SEGURA, 304 Pettigru Street, Greenville, South Carolina 29601, within thirty (30) days after the service hereof, exclusive of the day of such services; and if you fall to answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for a Judgment by Default against you for the relief demanded in the Complaint. s/James W. Segura, 304 Pettigru Street, Greenville, South Carolina 29601 (864) 271-2232



Announcements

HIGH RISK DRIVER? HAD **DUI?** - Stop paying too much for SR-22, Fr-44 or similar High-Risk Car Insurance! Call our FREE hotline today today & SAVE money! (844)288-8190

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SEASONED SPLIT OAK - \$75/ Load delivered Keasler (864)225-8922

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FINE JEWELRY - Sapphire and Diamond ring & Diamond cocktail ring \$350 each Can be seen @ Phil's Jewelers Anderson



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Merchandise - Misc.

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Rental amount is based on income.

We have a Service Coordinator that will be available to assist you in various needs you may have, and an on call maintenance technician, who can make repairs as needed.

Hurry while apartments are still available. Efficient and 1 Bedrooms Must be 62 or older to apply Contact Aleashbeth Edwards, Community Manager at 224-3315 for more information or come by the office.
Office hours are: 8:30am-12:00pm 1:00pm-4:00pm

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GILMER & SONS - Anderson Clemson, Seneca, William ston & Belton. \$500-\$600 Moves You In! 2, 3 & 4 Br. Available. Call (864)314-1064 or (864)710-0601

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AU to hold public hearing as part of EPA grant application

Anderson University will hold a public meeting on Thursday, December 1 at 4:30 pm as part of its application for a grant for clean up of the site of the Seabrook building adjacent to the wetlands property near the AU Athletic Campus.

Click here for more details:

http://www.andersonuniversity.edu/n.../campus/wetlands-hearing



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FEATURED NEWS & EVENTS



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University is committed to academic excellence in all of its programs and has an established reputation as a school with a diverse and Christ-centered environment.

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APPLY NOW

REQUEST MORE INFORMATION

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ACADEMIC PROGRAMS

South Carolina School of the Arts

00:30

The South Carolina School of the Arts trains professional visual, musical and theatrical artists who are serious about both their art and Christian faith.

LEARN MORE



Recent News



AU to hold public hearing as part of EPA application

University will hold a public meeting on Thursday, December 1 at 4:30pm in the Chapman Multimedia Center of the...



AU Officially Opens New Student Center During Homecoming

Anderson

University officially opened the 90,000-square-foot, \$26 million G. Ross Anderson Jr. Student Center during hom...



McAdams named VP for Diversity and

Campus Events

2 DEC



Christmas First Night

7 DEC



Dance Ensemble

10 JAN



New Student Residential

ALL EVENTS



Featured Faculty



The greatest aspect of teaching theology and ethics is that students are

Ryan Neal

continually working to understand their faith at a deeper level.



Dr. Beverly Rice McAdams has been named to the new position of Vice President for Diversity and Inclusion at Anders...



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Comments:
Cleanup of this site will make it suitable don a
"Discovery Center", a learning center/civic meeting site
In the Ricky River Nature Park and the greater
Anderson Community. Students from Anderson
University + the local public + private schools will
be able to use the site for ecological learning-
Tam Koyel, PhD
Professor & Biology
Anderson University

Anderson University Seabrook Building – Former Pro-Weave Site Community Meeting – December 1, 2016 Summary

A community meeting regarding the cleanup of the Seabrook Building/Former Pro-Weave site was held on Thursday, December 1 at the Thrift Library of Anderson University (AU). The meeting was advertised in *The Independent Mail*, the local daily newspaper in Anderson, South Carolina, on Wednesday, November 23, 2016. The advertisement states that the grant application and the draft ABCA are available for public review and comment. The meeting announcement has also included on AU's website and its Facebook page. In addition, *The Independent Mail* on Wednesday, November 30, 2016, published an article about the upcoming cleanup grant meeting.

The meeting was attended by 33 people (attendance sign-in sheets included) of which 5 were AU students. Several AU professors attended, as well as the Mayor of the City of Anderson and the planning director of Anderson County. Paper copies of the draft grant application and the draft ABCA were available at the sign-in table.

After introductions were made, a short power point was presented that included a history of the assessment work at the site as well as a review of the alternatives for cleanup including costs and benefits from the different alternatives. The importance of community involvement in brownfields work was emphasized.

After the presentation, discussion centered on how the community could assist in obtaining the cleanup grant and support the discovery center redevelopment. Letters of support were discussed. A local garden club representative stated that a tree was going to be planted the next day, Friday, December 2 on the Rocky River Conservancy property surrounding the site in commemoration of Arbor Day in SC (the first Friday of December).

A reporter from *The Independent Mail* was present at the meeting.

One written comment (attached) was received from Dr. Tom Kozel, a professor of biology at AU stating the educational opportunity that the proposed discovery center redevelopment will provide to environmental students at AU as well as local public and private schools.

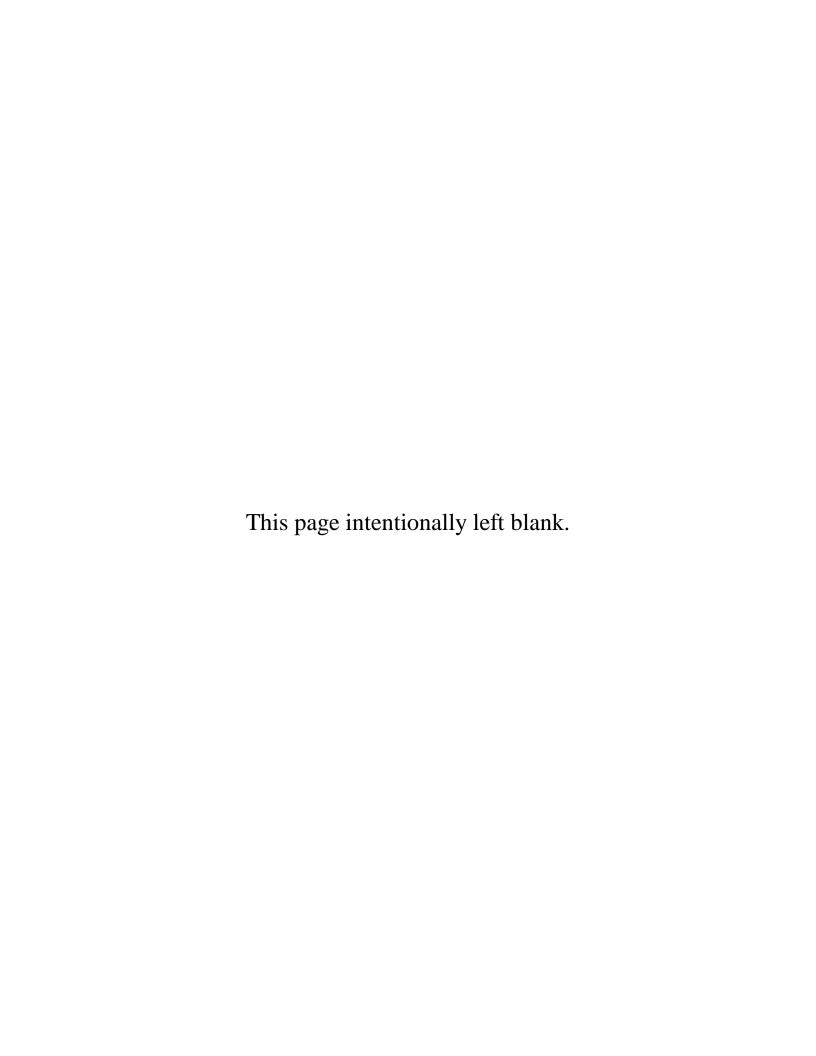
Doname (Dalie) Clark Bellon	Sara Glendinning 316 Baulchard #170 Anderson, Sc 29621	James Duduit agaderson	George Sands Anderson, Sc	Jim Broyles Audorson	Randall Roack Easley, SC 29642	Jim Tereira Ridge Rd.	Name Address
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dodieclorklace				j'in boldsouth.com		andersonuniversity. ed	Sfereira (3)

Name	Address	Telephone Number	Email Address
Mills Johnson	316 Boulevard Anderson, 5C	(864) 804-816A	Myohnson 106 @ anderson
Linda Rakey	703 Little Creek Rd. Anderson, SC 2962	864-224-4245	tag 84 & charter not
BB Howley	222 Tense Drive	864-226-2523	bad Shilose minute. e
Jim KiNES	ANDERSON SPCZI	84 231 2177	JSKINES @ ad-com
Manaffenley	222 Fernace 21.	864-226-2923	nhanley@anderson5. ret
Ellic Hund	2420 morchooks Are Apt 15E Andesons C	864 9150932	enuntize andusur edo
Hay Brown	Rost Windy Hill Dx	864-225-4417	

			LAR LUFF	Kaitlin Baxton	Name
			moderson, SC	150 Kaihunt DR. Anderson SC	Address
			804. 933. 2651	864-484-498	Telephone Number
			1888 lust Cyshor.com	KsoxtonNY	Email Address

	Rocky Nation		Besich Hombon	Jusy HSower	Name /
	331 Ravers View Dr. Serveca, SC 29678	1205 Briar wood	1008 SUMMERT. AND	BOY Wand Hill Dr	Address
		728	864	84-225-4417	Telephone Number
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bitsy pickas o smcilicon	84-226-5977	405 Belevert	Ditsy Pickers
	864-296-2345	2511 DUE WEST HWY Belton 29627	Harry Steven
	1906-186-hall	Honea Path, Sc 29154	Shevi Jackson
	314-3608	Moderson, S.C. 29624 314-36	Run Hebert
Email Address	Jumber 64 - 84 - 990 7	ddress 1201 Meldoun Ang Sc 2962	Name A Wou 92 .



OMB Number: 4040-0004 Expiration Date: 10/31/2019

Application for	Federal Assista	ınce SF	-424			
* 1. Type of Submiss Preapplication Application Changed/Corre	ion: ected Application	⊠ Ne	e of Application: ew ontinuation evision		Revision, select appropring the select appropring the selection (Specify):	oriate letter(s):
* 3. Date Received: 12/16/2016		4. Appli	cant Identifier:			
5a. Federal Entity Ide	entifier:			5	5b. Federal Award Ider	ntifier:
State Use Only:				1		
6. Date Received by	State:		7. State Application	Ider	ntifier:	
8. APPLICANT INFO	ORMATION:					
* a. Legal Name: A:	nderson Univer	sity				
* b. Employer/Taxpay	yer Identification Nur	mber (EIN	I/TIN):	1 -	c. Organizational DUI	NS:
d. Address:						
* Street1: Street2:	316 Boulevard					
* City:	Anderson					
County/Parish: * State: Province:	Anderson				SC: South Carc	olina
* Country:					USA: UNITED ST	TATES
* Zip / Postal Code:	296214002					
e. Organizational U	Jnit:					
Department Name:					Division Name:	
f. Name and contac	ct information of p	erson to	be contacted on m	atte	ers involving this app	plication:
Prefix:			* First Nam	e:	Dean	
Middle Name:						
* Last Name: Woo	ods	7				
	ident for Prin	cipal (Gifts			
Organizational Affilia						
* Telephone Number	: 864-231-2068				Fax Numbe	er: 864-231-2004
* Email: dwoods@a	andersonuniver	sity.ed	lu			

Application for Federal Assistance SF-424
* 9. Type of Applicant 1: Select Applicant Type:
0: Private Institution of Higher Education
Type of Applicant 2: Select Applicant Type:
Type of Applicant 3: Select Applicant Type:
* Other (specify):
* 10. Name of Federal Agency:
Environmental Protection Agency
11. Catalog of Federal Domestic Assistance Number:
66.818
CFDA Title:
Brownfields Assessment and Cleanup Cooperative Agreements
* 12. Funding Opportunity Number:
EPA-OLEM-OBLR-16-09
* Title:
FY17 Guidelines for Brownfields Cleanup Grants
111 GAIAGIINGS 101 SIGNAIIGIAS GIGANAS
13. Competition Identification Number:
NONE
Title:
None
14. Areas Affected by Project (Cities, Counties, States, etc.):
Add Attachment Delete Attachment View Attachment
* 15. Descriptive Title of Applicant's Project:
Brownfields Cleanup Grant for the Former Pro-Weave Site
Attach supporting documents as specified in agency instructions.
Add Attachments Delete Attachments View Attachments

Application for	Federal Assistance SF-42	24				
16. Congressional	Districts Of:					
* a. Applicant	C-03	* b. Program/Project SC-03				
Attach an additional	ist of Program/Project Congression	onal Districts if needed.				
		Add Attachment Delete Attachment View Attachment				
17. Proposed Proje	ect:					
* a. Start Date: 10	/02/2017	* b. End Date: 09/30/2020				
18. Estimated Fund	ling (\$):					
* a. Federal	200	,000.00				
* b. Applicant	40	,000.00				
* c. State		0.00				
* d. Local		0.00				
* e. Other		0.00				
* f. Program Income		0.00				
* g. TOTAL	240	,000.00				
* 19. Is Application	Subject to Review By State U	nder Executive Order 12372 Process?				
		State under the Executive Order 12372 Process for review on				
b. Program is subject to E.O. 12372 but has not been selected by the State for review.						
c. Program is n	ot covered by E.O. 12372.					
* 20. Is the Applica	nt Delinguent On Any Federal	Dalito (If IIVaa II maasida assalamatian in attaalamant)				
	_	Debt? (If "Yes," provide explanation in attachment.)				
Yes	No	Debt? (If "Yes," provide explanation in attachment.)				
Yes	_					
Yes If "Yes", provide ex	No planation and attach	Add Attachment Delete Attachment View Attachment				
If "Yes", provide ex 21. *By signing thi herein are true, co	planation and attach s application, I certify (1) to tomplete and accurate to the esulting terms if I accept an average in the second in the s					
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